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CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DIVISION

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# HOUSING IN CANADA

## A FACTUAL SUMMARY

JANUARY, 1948

OTTAWA, CANADA



## CONTENTS

	PAGE
Foreword.....	3
List of Tables and Charts.....	5
Part I.—Factual Summary.....	7
Part II.—Tabular Material.....	25
1. Population Trends.....	27
2. House-Building Activity.....	30
3. Publicly-Assisted House-Building.....	34
4. Real Estate Lending and Loans for Building Purposes.....	49
5. Building Materials.....	53
6. Building Labour.....	62
7. Building Costs.....	72
8. Building Industry.....	75
Part III.—Sources and Explanatory Notes.....	79
Index.....	91





## Foreword

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issue for January, 1947, which followed, provided statistics on an annual basis for the years 1939-1944 and monthly data for 1945 and 1946. Subsequent issues provided monthly information covering the first three quarters of 1947. The present review, following the pattern of the January, 1947, issue provides annual data for the period 1939-1945 and monthly data for 1946 and 1947. The issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections with the last section representing a new addition: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending and loans for building purposes; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, the Secretary of State Department, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Dominion Bureau of Statistics and also the Bank of Canada.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Division  
Central Mortgage and Housing Corporation*

Ottawa, January, 1948.





# LIST OF TABLES

TABLE	PAGE
1. Total Population, Births, Deaths, Marriages, Divorces and Immigration, Canada, 1939-1947.....	27
2. Birth, Death, Marriage and Divorce Rates, Canada, 1939-1946.....	28
3. Registrations of Births, Deaths and Marriages in Cities, Towns and Villages with Populations of 10,000 and Over, Canada, 1939-1947.....	29
4. Number of New Housing Units Completed, Urban and Rural, Canada, 1945-1947.....	30
5. Number of Housing Units Under Construction at End of Year, By Number of Months Under Construction, Canada, 1946 and 1947.....	30
6. Number of Housing Units Under Construction at End of Year, By Type of Housing Unit, Canada, 1946 and 1947.....	30
7. Number of New Housing Units Started, Completed, and Under Construction in Metropolitan Areas and Municipalities of 5,000 Population and Over, Canada, 1946 and 1947.....	31
8. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1940-1947.....	32
9. New Residential Construction, Construction Contracts Awarded, Canada, 1939-January, 1948.....	33
10. Lending Operations Under The National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Housing Units Financed, Canada, February, 1945 — January, 1948.....	34
11. Lending Operations Under The National Housing Act, 1944, Gross Loans Approved by Type of Loan, and Total Net Loans, Canada, 1946 and 1947.....	35
12. Lending Operations Under The National Housing Act, 1944, Analysis of Gross Loans Approved Showing Average Estimated Cost, Lending Value, Amount of Loan, Floor Area, and Construction Cost per Square Foot, By Type of Housing Unit, Canada, 1946 and 1947.....	36
13. Lending Operations Under The National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946-1947.....	37
14. Operations Under The Emergency Shelter Regulations, Completed Construction, Construction in Progress and Financial Assistance Grants, Canada, December 19, 1944-1947.....	38
15. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Completed Construction and Actual Expenditure, Canada, April, 1941-1947.....	39
16. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — January, 1948.....	40
17. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Housing Units Under Contract, By Twenty-Three Stages of Construction, Canada, Year Ends, 1946 and 1947.....	41
18. Operations Under The Veterans' Land Act, 1942, Number and Amount of Appropriations and Applications for Assistance Approved, By Type of Project, Canada, September 23, 1943-1947.....	42
19. Operations Under The Veterans' Land Act, 1942, Completed Construction, Construction in Progress and Expenditure By Type of Project, Canada, September 23, 1943-1947.....	43
20. Armed Service Married Quarters, Permanent and Temporary Housing, Number Started, Completed, and Under Construction, Canada, 1947.....	44
21. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, May, 1929-1947.....	45
22. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945-1947.....	46
23. Number of Housing Units For Which Priority Assistance For Building Materials Has Been Approved, By Type of Project, Canada, August 23, 1945-1947.....	47
24. Approved Applications For Double Depreciation on Rental Housing Projects, Canada, June — December, 1947.....	48
25. Gross Mortgage Loans on Real Estate Approved By Lending Institutions, By Type of Loan, Canada, 1947.....	49

26.	Gross Mortgage Loans Approved on New Non-Farm Housing Construction, By Type of Lending Institution, and By Type of Housing Unit, Canada, 1947.....	50-51
27.	Loans For Building Purposes and Other Loans Made By Chartered Banks, Canada, 1939 — 1947.....	52
28.	Volume of Production of Selected Building Materials, Canada, 1939-1947.....	53-56
29.	Sales and Stocks of Selected Building Materials, Canada, 1946-1947.....	57-59
30.	Volume of Imports of Selected Building Materials, Canada, 1939-1947.....	60
31.	Volume of Exports of Selected Building Materials, Canada, 1939-1947.....	61
32.	Employment and Weekly Payrolls in The Building Industry and Indexes of Employment in The Building and All Industries, Canada, 1939 — January, 1948.....	62
33.	Number of Hourly Wage-Earners, Average and Total Number of Hours Worked Per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — January, 1948.....	63
34.	Employment and Unemployment in The Construction Industry and All Industries, Canada, Quarterly, November, 1945 — November, 1947.....	64
35.	Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, December, 1944 — January, 1948.....	65
36.	Unemployment in The Construction Industry, Percentage of Trade Union Membership Unemployed, By Trades, Canada, 1939-1947.....	66
37.	Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1942-1947.....	67
38.	Vocational and Apprenticeship Training in Construction Trades, By Number in Training, Canada, 1944-1947.....	68
39.	Vocational and Apprenticeship Training in Construction Trades, By Number Completing Training School Courses, Canada, Quarterly, 1947.....	69
40.	Immigration of Construction Workers, By Trade, Canada, 1939-1947.....	70
41.	Strikes in The Building Industry, Canada, 1939-1947.....	71
42.	Indexes of Wholesale Prices, Selected Building Materials and All Commodities, Canada, 1939 — January, 1948.....	72
43.	Average Hourly Wage Rates in Construction Trades, Canada, 1939-1947.....	73
44.	Indexes of Cost of Living and Rent, Canada, 1939 — January, 1948.....	74
45.	Financial Statistics, Nineteen Construction Companies, Canada, 1945 and 1946...	75
46.	Bankruptcies in The Construction Industry and in All Industries, Canada, 1939-1947.	76
47.	Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Seventy-six Industrial Companies, Canada, 1939 — January, 1948.....	77

## LIST OF CHARTS

FIGURE	PAGE
1. Number of New Housing Units completed, Metropolitan, Other Urban, Rural and All Areas, Canada, 1945-1947.....	10
2. Value of Gross Loans Approved, National Housing Act, 1944, 1946 and 1947.....	12
3. Volume of Production of Twenty-eight Building Materials, 1946 and 1947	17
4. Indexes of Wholesale Prices of Building Materials and Wage Rates in the Construction Industry, 1919-1947.....	21

PART I  
FACTUAL SUMMARY





## SECTION 1.—POPULATION TRENDS

(See Tables 1-3)

The total population of Canada increased at the average rate of 164,000 per year from 1939 to 1947. The period was characterized by an almost uninterrupted rise in the birth rate and an upsurge of immigration during the later years (see p. 27). Births numbered 229,000 in 1939 and 326,000 in 1946, averaging 273,000 per year over the period. Deaths averaged 114,000 per year from 1939 to 1946. Data for 1947 on births and deaths in Canadian centres of 10,000 population and over indicate a continuance of the trend established during the war and immediate post-war years. Births in these centres during 1947 numbered 179,000, a gain of 11 per cent over 1946, and deaths, at 63,000, were only slightly higher than the 61,000 registered in 1946.

The number of families in Canada, as distinct from the total population, increased at the rate of about 68,000 per year from 1939 to 1946, this estimate being based on the number of marriages less divorces and deaths of married persons and adjusted further in accordance with estimates of migration.<sup>(1)</sup> Marriage registrations in centres of 10,000 population and over indicate that new families formed in 1947 continued near the high level of the 1939 to 1946 period.

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 4-9)

A preliminary estimate prepared by the Dominion Bureau of Statistics places the number of housing-unit completions in Canada during 1947 at 77,000. On this basis, completions in 1947 represented a gain of about 10,000 housing units, or 15 per cent more than the 67,000 completions recorded in 1946. Completions in urban areas during 1947 numbered some 57,000, accounting for 74 per cent of the total. In 1946 urban areas accounted for 73 per cent of total completions. Since the beginning of 1945 an estimated 192,000 housing units have been completed throughout Canada, 140,000 in urban and 52,000 in rural areas.

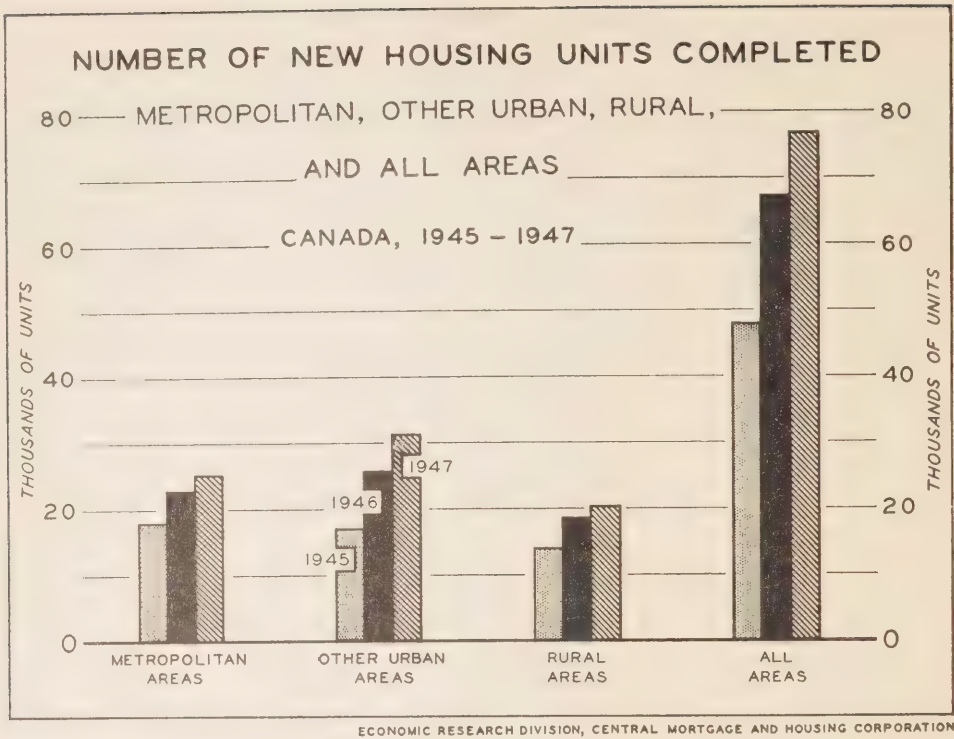
At the end of 1947 an estimated 42,215 housing units were under construction as compared with 40,170 at the end of 1946. Of the 1947 carry-over almost one-third, 13,526, were started later than the end of September, 1947, with another third, 13,722, started between the end of June and the end of September. Of the remainder, 7,825 had been under construction from 7 to 9 months, 2,735 from 10 to 12 months, and 537 represent starts that occurred during 1946.<sup>(2)</sup>

As in 1946 the single-family detached housing unit accounted for over 80 per cent of the units under construction at the end of 1947. The two-family detached type accounted for 1,500 housing units, or 4 per cent of the carry-over in 1947, as compared with 1,810 units representing 5 per cent of the carry-over in 1946. Row or terrace houses represented only 1 per cent of the carry-over in both 1946 and 1947. Apartments and flats under construction at the end of 1947 numbered 5,713 comprising 13 per cent of the total carry-over, as compared with 4,414 representing 11 per cent of the units under construction at the end of 1946. Other types of housing units accounted for 2 per cent of the carry-over in 1946

(1) Average net family formation for the period 1939 to 1945 was put at 65,000 per year in *Housing in Canada*, January, 1947, p. 10. The rise in this average to 68,000 for the period 1939 to 1946 is attributable to the arrival of a large number of war brides and an increased number of marriages in 1946.

(2) The number of months under construction is unknown with respect to 8,870 of the 42,215 units under construction at the end of 1947.

FIGURE 1



but only a negligible proportion of the units under construction at December 31, 1947.

With completions at the record level of 77,000 housing units in 1947, and the number of units under construction at the end of the year some 2,000 in excess of the 1946 carry-over, a preliminary estimate of starts in Canada as a whole during the year yields roughly 79,000.

Metropolitan areas and municipalities of 5,000 population and over accounted for 45,827 starts or 58 per cent of the total and 44,453 completions also representing 58 per cent of the total. At the end of the year, housing units under construction in these areas numbered 28,963 as compared with 27,589 at the end of 1946.

Since the end of the war, when it became possible to redirect the major part of the nation's resources towards civilian purposes the economic demand for residential, commercial, and industrial building has pressed on available supplies of building materials and held unemployment in the building industry at minimum levels (see pp. 16 and 20). Increased production of building materials and the growth of the skilled building labour force have enabled the building industry to expand production continuously during the period. Further increases in material output<sup>(1)</sup> and in the supply of skilled building workers are anticipated for 1948 (see p. 20). Given sustained effective demand during the year, the amount of residential and other types of building may be expected to show continued improvement in 1948.<sup>(2)</sup>

(1) *Production of Basic and Building Materials in Canada, Outlook, 1948, Department of Reconstruction and Supply, Ottawa, March, 1948.*

(2) *Private and Public Investment in Canada, Outlook, 1948, Department of Reconstruction and Supply, Ottawa, 1948.*



## SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 10-24)

The housing program of the Canadian Government comprises several different mandates.<sup>(1)</sup> Of these, the National Housing Act, 1944, Wartime Housing operations and the Emergency Shelter Regulations, are administered by the Central Mortgage and Housing Corporation. The Veterans' Land Act, 1942, is administered by the Department of Veterans' Affairs, The Farm Improvement Loans Act, 1944, by the Department of Finance, and the Farm Loan Act, 1927, by the Canadian Farm Loan Board. The Department of National Defence also is active in the housing field in providing living quarters mainly for married members of the permanent forces.

In addition priority assistance to house building is provided by the federal government in the allocation of building materials, and accelerated depreciation under the Income War Tax Act is authorized for approved rental projects.<sup>(2)</sup>

### *The National Housing Act, 1944*<sup>(3)</sup>

Gross lending operations under the National Housing Act during 1947 proceeded at approximately the 1946 rate (see Figure 2). Although the gross number of loans approved during the year at 10,549, was 25 per cent higher than in 1946, the number of housing units represented by these loans declined 2 per cent from 13,027 in 1946 to 12,734 in 1947. Total loans approved in 1947 were valued at \$61.7 million as compared with \$61.6 million in 1946. During 1947, cancellations, reinstatements, and adjustments reduced the gross figure for loans by 1,663, for housing units by 1,801, and for total loan value by \$8.5 million. Accordingly, net lending operations<sup>(4)</sup> under the Act in 1947 involved 8,886 loans, representing 10,933 housing units, and having a total value of \$53.2 million. Compared with data on net lending operations for 1946 the 1947 figures represent a gain of 21 per cent in the net number of loans approved and declines of 8 per cent and 5 per cent respectively in the net number of housing units financed and the total value of net loans for the year.

As in 1946, the single-family 1-storey housing unit represented the dominant house type in 1947. Excluding lending operations under the limited dividend corporation and primary industry plans, single-family 1-storey units accounted for 4,541, or 36 per cent of the gross number of housing units approved under the National Housing Act in 1947. Housing units of the 1½-storey type numbered 3,653, representing 29 per cent of the total number approved. Costs per square foot were estimated to average \$6.38 for all types of units in 1947, and were highest, at \$6.91 for 1-storey units. Floor areas ranged from 839 square feet for 1-storey units to 1,249 for 2-storey units and averaged 931 square feet for all types. As a result of increased appraised values, and the authorization of higher ratios of loans to lending values,<sup>(5)</sup> the average loan rose 8 per cent from \$4,489 in 1946 to \$4,862 in 1947. The average borrower's equity, representing the difference between the average total estimated cost per unit, and the average loan per unit, rose from \$1,712 in 1946 to \$1,906 in 1947.

(1) For a detailed review of the provisions of the various programs, see *Housing in Canada*, January, 1947, pp. 11-18.

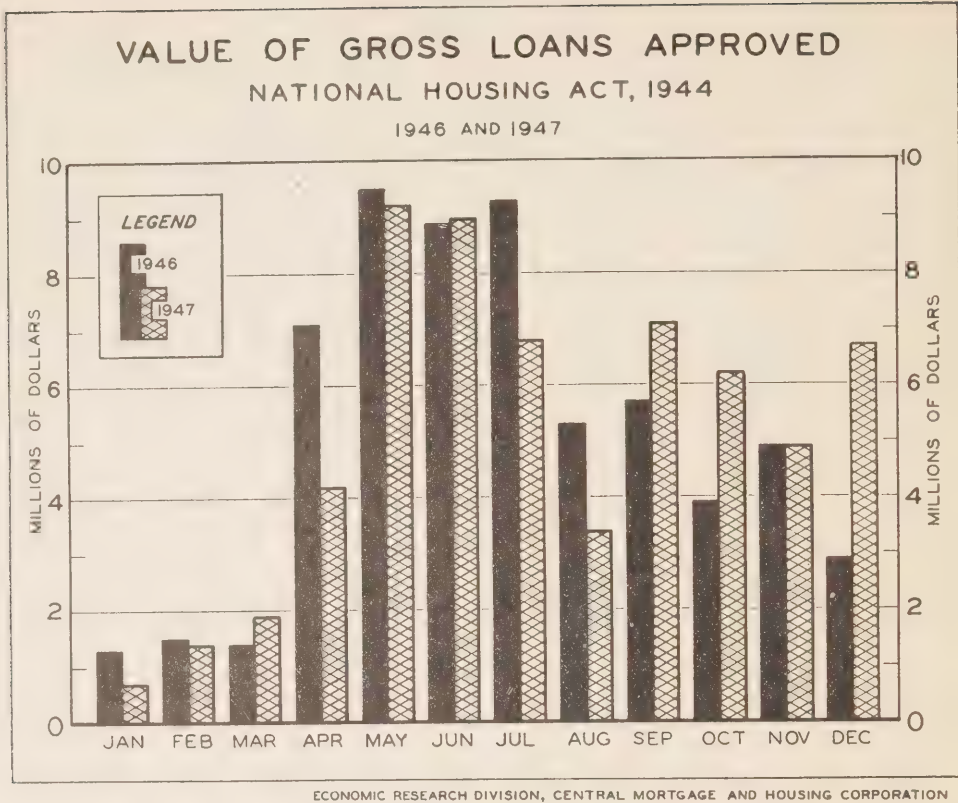
(2) For details of the double depreciation provisions, see *Housing in Canada*, April, 1947, pp. 15-16.

(3) For a more detailed account of 1947 operations under the National Housing Act, 1944, see *Annual Report*, 1947, Central Mortgage and Housing Corporation, Ottawa, 1948, pp. 4-10.

(4) *Op. cit.*, p. 27.

(5) *Op. cit.*, pp. 18-19.

FIGURE 2



### *Veterans' Housing Projects by Central Mortgage and Housing Corporation*

As of January 1, 1947 the Central Mortgage and Housing Corporation assumed responsibility for the supervision of the operations of Wartime Housing Limited, with the latter continuing to act as the construction arm of the Corporation. Wartime Housing Limited had previously been engaged in the construction and administration of low rental housing units for veterans and their families and this program was continued by Central Mortgage and Housing Corporation during 1947. Owing to a smaller carry-over, completions in 1947 were somewhat below those in 1946, but an increase in the number of starts in 1947 over the previous year indicates the new impetus given to this program.

A total of 5,421 units were completed in 1947, representing a decline of 23 per cent from the 6,997 completions in 1946. On the other hand, the number of units brought under construction increased 18 per cent from 6,133 in 1946 to 7,247 in 1947. Construction expenditures during 1947 declined from \$36.5 million in 1946 to \$28.6 million in 1947, indicating that overall building activity was somewhat below the level of the preceding year. Expenditures in 1947 were divided among housing, \$26.7 million, supplementary buildings \$21,000, and land, land

improvements and other outlay, \$1.9 million. Rental units under contract at the end of 1947 numbered 6,486, as compared with 4,660 at the end of 1946. The majority of the 1947 carry-over represented starts during the second half of 1947.

### *Veterans' Land Act, 1942*

A total of 1,978 housing units were completed in 1947 under the provisions of the Veterans' Land Act. Housing units brought under construction during the period numbered 1,963 and 2,250 units were under construction at the end of the year. Approved applications for financial assistance under the Veterans' Land Act numbered 11,253 in 1947, amounting to \$51.7 million, of which \$36.1 million were for land and existing buildings, \$11.3 million for new housing, and \$4.2 million for repair and other services. Expenditures during the year amounted to \$57.4 million, of which \$41.9 million were for the purchase of land and existing buildings and \$15.5 million for new construction, including repairs.

Six types of project are in current operation.

(1) *Sub-Division Projects.* Construction of housing units for sale to veterans under this scheme accounted for 379 completions in 1947 as compared with 2,290 during the period September 23, 1943 to December 31, 1946. At the end of 1947 only 4 units were under construction. Appropriations were made during 1947 amounting to \$1.6 million, of which new housing accounted for \$1.1 million, repairs for \$.4 million, and the purchase of land for \$.1 million. Expenditures in 1947 totalled \$3.2, the greater part of which, \$3.1 million was for new construction, including repairs.

(2) *Small Holdings.* A total of 1,276 housing units were completed on individual small holdings in 1947, and 1,359 housing units were brought under construction. Units under construction at the end of the year numbered 1,686. Applications were approved during the year in the amount of \$27.7 million, of which, \$17.5 million were for the acquisition of land, \$9.1 million for new house construction, and \$1.1 million for building repairs and other services. Expenditures in 1947 totalled \$28.1 million, the greater part of which, \$18.7 million, was for land, with the remaining \$9.3 million spent on new construction, including repairs.

(3) *Full-Time Farming.* Completions of farm houses under this section of the Act numbered 159 in 1947. At the end of the year, 320 units were under construction, indicating that operations are expanding. Applications were approved during the year amounting to \$20.0 million, of which \$18.1 million was for the acquisition of land and existing buildings. New house construction and repairs accounted for \$1.9 million representing 10 per cent of total loans. The acquisition of land and existing buildings absorbed \$22.7 million out of total expenditures of \$24.6 million during the year, with new construction accounting for \$1.8 million.

(4), (5), and (6) *Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans.* Construction was completed on 164 housing units under these plans in 1947, and started on 317. Approved applications for financial assistance numbered 1,403 during the year amounting to \$2.4 million, \$.7 of which was for new house construction, \$1.3 million for repairs and other services, and \$.4 million for land and existing buildings. Expenditures on new construction, including repairs, accounted for \$1.2 million in 1947 and outlay on land and existing buildings amounted to \$.3 million.



### *Armed Service Married Quarters<sup>(1)</sup>*

Housing construction by the Department of National Defence accounted for the completion of 456 housing units in 1947, 18 of which were permanent and 438 temporary. The units were mainly for married members of the permanent armed forces. At the end of December, 1947, permanent housing units under construction numbered 523, and temporary units 576, making a total of 1,099. Construction expenditures to the end of 1947 totalled \$1 million, about evenly divided between temporary and permanent housing.

### *The Farm Improvement Loans Act, 1944*

The value of loans for new farm houses under the Farm Improvement Loans Act increased 20 per cent from \$408,000 in 1946 to \$488,000 in 1947. These loans represented 375 new farm houses in 1946 and 387 in 1947. Loans for the alteration and improvement of existing farm dwellings increased more rapidly from 351 in 1946, valued at \$237,000 to 448 valued at \$333,000 during 1947.

### *The Canadian Farm Loan Act, 1927*

Lending operations under this Act in 1947 proceeded at the 1946 rate. Loans for new farm houses numbered 57 during 1947, valued at \$58,000, as compared with 57 loans in 1946 valued at \$49,000. Loans for the alteration and improvement of farm houses numbered 49 in 1947, valued at \$18,000, as compared with 49 loans in 1946 having a value of \$25,000. A total of 1,227 loans were made for all purposes in 1947, amounting to \$3.3 million, as against 1,309 loans in 1946 involving \$3.4 million.

### *Emergency Shelter*

Universities and municipalities, assisted by federal grants, completed a total of 3,751 emergency shelter units in 1947, representing a decline of 19 per cent from 1946, when 4,642 units were completed under the Emergency Shelter Regulations. Municipalities accounted for 3,100 of the 1947 completions and universities for 651. At the end of 1947, 548 units were under construction, as compared with 1,461 at the end of 1946. Financial assistance grants to municipalities in 1947 amounted to \$1.7 million and grants to universities \$.3 million, as compared with grants of \$1.3 million to municipalities and \$.7 million to universities in 1946.

### *Priorities Assistance for House-Building*

The demand for government assistance in obtaining building materials for house-construction accelerated during 1947. Priority ratings for building materials were approved for 29,896 housing units in 1947, as against 25,788 in 1946. For the most part the assistance in 1947 went to veterans building their own homes, 9,132 units; Wartime Housing projects, 7,915 units; the Integrated Housing projects, 5,748 units. Since August of 1945, when this type of assistance to house-building first came into effect, priority ratings for building materials have been approved with respect to 66,502 housing units. The continued and growing demand for material priority ratings since 1945, is attributable to the fact that the building industry still presses on available supplies of materials (see also p. 16).

### *Double Depreciation for Rental Housing Projects*

From June of 1947 to the end of the year accelerated depreciation charges under the Income War Tax Act were approved for 28 projects involving 370

(1) Includes housing units built for employees of the Defence Research Board.



rental housing units with a total estimated cost of \$2.5 million. Estimated costs per unit averaged \$5,914 for construction, \$207 for land, and \$753 for equipment and other costs, making a total average cost of \$6,874 per unit. The units have an average floor area of 969 square feet, and 4.7 rooms. Monthly rentals averaged \$58.

## SECTION 4.—REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES

(See Tables 25-27)

### *Real Estate Lending, 1947*

Gross mortgage loans on real estate, as reported to the Economic Research Division of the Central Mortgage and Housing Corporation by 122 lending institutions, numbered 44,385 during 1947, having a total loan value of \$258.1 million. These loans cover an estimated 95 per cent of the mortgage lending operations of all life and fire insurance companies, trust and loan companies, and fraternal societies in Canada during the year. Loans for new non-farm housing approved by the reporting companies numbered 19,603 in 1947, representing 25,582 new housing units, and having a total value of \$106.1 million. Included in these figures are joint loans approved under the National Housing Act, 1944. Of the total number of new housing units for which loans were approved, life insurance companies accounted for 20,409, or 80 per cent. Single-unit houses accounted for 17,774 or 69 per cent of the total number of new housing units for which loans were approved by the reporting institutions.<sup>(1)</sup>

### *Bank Loans for Building Purposes, 1947*

Reflecting the overall expansion of construction activity in 1947, the value of loans made for building purposes by chartered banks in Canada rose 31 per cent from \$71.8 million in 1946 to \$93.9 million in 1947. The total value of chartered bank loans of all kinds rose 35 per cent, from \$1,459.9 million to \$1,938.2 million during the period.

## SECTION 5.—BUILDING MATERIALS

(See Tables 28-31)

One of the factors that made it possible in 1947 to build the largest number of houses ever erected in this country in one year was the substantial expansion of Canadian building material productive capacity. Output of building materials in 1947 reached record levels (see Figure 3). Production for eight items including cement, wood fibre insulating board, warm air furnaces, electric hot water tank heaters, asphalt shingles, asphalt rolls, rock wool batts and gypsum wallboard, was more than twice that of 1939. Increases were as much as nine times the pre-war volume for rock wool batts and four times for asphalt shingles. Six other items showed increases of almost double the pre-war output. These included brick, cast iron radiators, hot water storage tanks, cast iron soil pipe, builders' hardware and gypsum plaster. Another three items reached peak output, including sawn lumber, bath tubs and domestic heating boilers. Of the other eleven items for which production data are available, all showed increases over 1946 except two, namely steel pipe and electric hot water tank heaters. Shortage of steel was mainly responsible for this.

(1) For a detailed discussion of real estate lending operations see *Mortgage Lending in Canada, 1947*, soon to be published by the Central Mortgage and Housing Corporation.

Of more direct importance in reflecting the pace of building activity, factory sales of 18 selected building materials in 1947 all showed gains over shipments during 1946. Outlet boxes and non-metallic sheathed cable led the group with increases of 51 per cent and 50 per cent respectively. Sales of other materials recorded smaller advances.

Another factor that contributed to easing the supply situation was increased imports. For example, imports of glass amounting to 70.2 million square feet in 1947, an all time high, were 61 per cent above the 1946 level. Imports of gypsum plaster rose from 7,600 tons in 1946 to 10,100 tons in 1947. Wall board building board imports were more than doubled at 39.9 million square feet in 1947. The dollar value of imports of paints, pigments and varnishes increased from \$9.4 million in 1946 to \$13.4 million in 1947. Only the imports of rock wool declined from 5,900 to 4,300 tons.

Canada exported 2.7 billion board feet of lumber in 1947 as compared with 2.1 billion the previous year. Exports of pulp and fibre wall board increased from 36.1 million square feet in 1946 to 51.1 million the following year. Brick exports declined 31 per cent from 6.1 million bricks in 1946 to 4.2 million last year. Exports of wire nails and spikes, which have been held to token shipments since September 1946, amounted to only 32 tons. The increase in value of paint, pigment and varnish exports from \$4.4 million in 1946 to \$7.3 million in 1947 was partly attributable to price increases during the latter year.

#### *Production of 28 Building Materials, 1946 and 1947*

*Cement.* Output was up 13 per cent, amounting to 12.1 million barrels in 1947 and 10.7 million in 1946. Shipments amounted to 11.9 million barrels in 1947 and at the end of the year inventories of .7 million barrels representing something less than three weeks production were on hand.

*Building Brick.* The production of 292.2 million bricks in 1947 was 7 per cent above 1946 output. Factory sales, at 285.5 million were slightly less than output and stocks of 23 million representing about 1 month's output were on hand at the end of the year.

*Flue Linings.* The production of flue linings rose from .9 million feet in 1946 to 1 million in 1947. Sales kept pace with output leaving stocks of some 27,700 feet on hand at December 31, 1947.

*Vitrified Sewer Pipe.* The production of 4.0 million feet of sewer pipe in 1947 was 29 per cent in advance of 1946 production.

*Sawn Lumber.* The output of sawn lumber in 1947 reached the record annual level of 5.2 billion board feet as compared with 4.8 billion feet in 1946.

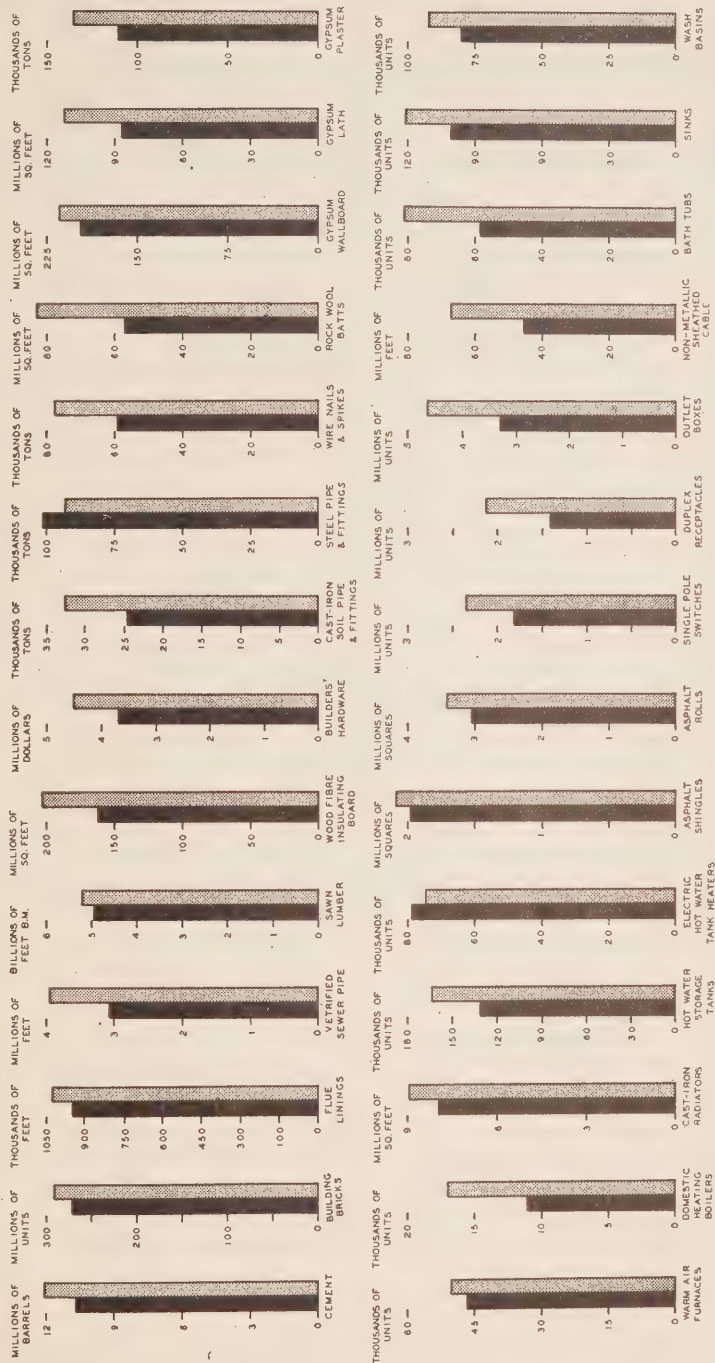
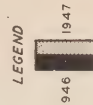
*Wood Fibre Insulating Board.* Production rose 26 per cent to 203.1 million square feet in 1947 as against 161.8 million square feet in 1946.

*Builders' Hardware.* The value of builders' hardware produced in 1947, at \$4.5 million, was 22 per cent higher than in 1946.

*Cast-Iron Soil Pipe and Fittings.* Output in 1947 was at the record annual level of 32,600 tons, representing a gain of 33 per cent over 1946 production.

*Steel Pipe and Fittings.* Steel pipe production declined 9 per cent from 101,200 tons in 1946 to 92,600 tons in 1947. Stocks of 4,200 tons were on hand at the end of the year.

# VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS 1946 AND 1947



*Wire Nails and Spikes.* Production increased 31 per cent to 77,400 tons in 1947. Shipments totalled 76,500 tons during the year and stocks of 4,400 tons were on hand at December 31, 1947.

*Rock Wool Batts.* Output jumped 46 per cent with 82.8 million square feet produced in 1947 as against 56.7 million square feet in 1946. Manufacturers' inventories amounted to .6 million square feet representing less than 10 per cent of monthly production at the end of 1947.

*Gypsum Wallboard.* Production increased from 196.8 million square feet in 1946 to 214.1 million square feet in 1947. Sales during 1947, at 214.8 million square feet, exceeded output and stocks at the end of the year amounted to only 1.2 million square feet.

*Gypsum Lath.* Output reached 112.2 million square feet in 1947, 29 per cent above the 1946 total of 86.8 million. Sales for 1947 approximated output.

*Gypsum Plaster.* Output increased by 24,800 tons to a total of 134,800 in 1947. Shipments equalled production in 1947 and stocks at the year-end amounted to 500 tons or about 5 per cent of monthly output at the current rate.

*Warm Air Furnaces.* Production reached the annual level of 56,500 during 1947, as against 45,500 in 1946.

*Domestic Heating Boilers.* Output jumped 50 per cent to 16,700 units in 1947. Stocks were negligible at the year end.

*Cast-Iron Radiators.* Production in 1947 amounted to 9.0 million square feet as compared with 7.9 million square feet in 1946.

*Hot Water Storage Tanks.* Manufactures of storage tanks rose from 131,800 units in 1946 to 163,700 in 1947. Shipments continued to press on production and year end inventories accounted for less than 3 per cent of monthly output.

*Electric Hot Water Tank Heaters.* Output was down 5 per cent to 74,400 units in 1947. Stocks of 3,900 units were on hand at the end of the year.

*Asphalt Shingles.* The production of 2.1 million squares in 1947 was substantially the same as in 1946.

*Asphalt Rolls.* Production was up 13 per cent to 3.4 million squares in 1947. *Single Pole Switches.* 1947 output, at 2.3 million units, was 30 per cent higher than output in 1946. Stocks amounted to 26,200 units at the end of December in 1947.

*Duplex Receptacles.* Output increased by more than 50 per cent to 2.1 million units in 1947.

*Outlet Boxes.* Manufactures of outlet boxes rose from 3.3 million in 1946 to 4.6 million in 1947. Stocks of 76,000 were on hand at the end of the year.

*Non-Metallic Sheathed Cable.* Output increased by 48 per cent in 1947 when 67 million feet were produced. Manufacturers held inventories of .8 million feet at the end of the year.

*Bath Tubs.* 1947 production, at 81,100 units, was 40 per cent above production in 1946. Stocks at the end of 1947 amounted to 1,500 units representing about 1 week's output at the current rate.

*Sinks.* Production rose to 120,700 units in 1947, as compared with 103,700 in 1946. Shipments kept pace with production.

*Wash Basins.* Manufactures increased from 78,600 basins in 1946 to 91,700 in 1947.



## SECTION 6.—BUILDING LABOUR

(See Tables 32-41)

### *Employment and Earnings, 1946-1947*

Employment in the construction industry as a whole, including engineering and highway construction as well as building construction, continued to expand during 1947. Quarterly estimates based on sample surveys undertaken by the Dominion Bureau of Statistics indicate that an average of some 252,000 persons were employed in the construction industry during 1947, 12 per cent more than the average of 226,000 working in 1946. Because of the large increase in construction activity, employment in this field increased much more rapidly than in the economy as a whole where the rise was only of the order of 3 per cent. Characteristically expansive in a period of high employment and incomes, the construction industry is absorbing a substantial proportion of additions to the Canadian labour force.

Of more direct significance in the residential field, employment in the building industry, (i.e. excluding highway and engineering construction) also made substantial gains during 1947. The index of employment in the building industry, rose 31 per cent from an average of 248.6 in 1946 to 325.1 in 1947. During the same period the employment index for non-agricultural industries, rose 8 per cent from an average of 159.5 in 1946 to 173.0 in 1947.

In 1947, wage and salary recipients in the building industry earned an average weekly income of \$37.41 which was 10 per cent higher than in 1946. Data on hourly wage earners, who constitute about 83 per cent of the group, indicate that the increase in weekly earnings was chiefly attributable to a rise of wage rates which averaged 83.4 cents per hour in 1946 and increased 9 per cent to 91 cents per hour in 1947 (see also p. 22). The number of hours worked per week rose only slightly from an average of 38.7 in 1946 to 39.2 in 1947.

### *The Labour Market, 1946-1947*

Data on unfilled vacancies and unplaced applicants, based on reports from local offices of the Unemployment Insurance Commission, suggest a smoother transfer of skilled construction workers from job to job in 1947. The number of unfilled vacancies for skilled construction tradesmen declined 19 per cent from a monthly average of some 4,600 in 1946 to 3,710 in 1947. The same trend was in evidence with regard to skilled construction tradesmen listed at the end of each month as unplaced applicants. These averaged about 7,360 in 1947, representing a decline of 17 per cent from the monthly average of 8,870 in 1946. This decline of unplaced applicants and unfilled vacancies, occurring when employment and output were expanding in the construction industry, indicates that skilled construction workers and their employers are establishing more direct and routinized contacts with one another in the matter of employment. The same cannot be said for unskilled construction workers who are more changing in composition and less settled in status than skilled workers. Vacancies for unskilled construction workers increased from a monthly average of approximately 2,640 in 1946 to 4,420 in 1947. Unplaced applicants also increased, from an average of 2,190 per month in 1946 to 4,860 in 1947.

Unemployment in the construction trades remained low in 1947. Trade unions making returns to the Department of Labour reported an average of 3.2

per cent of membership in the building trades unemployment during 1947. Unemployment showed a marked seasonal pattern, falling from 5.0 per cent of membership at the end of March to .4 per cent at the end of June, and rising again to .8 per cent at the end of September and 6.5 per cent at the end of December. The percentage unemployed in 1946 was lower on the average and showed a less distinct seasonal variation. The percentage of unemployment was highest among carpenters in 1947, but still remained low at an average of 4.9 for the four quarters.

During the period 1939-1946 the percentage of unemployment among trade union members in the construction industry declined steadily from an average of 29.1 in 1939 to 1.8 in 1946. The increase to 3.2 per cent in 1947, although proportionately substantial in relation to 1946, is of little significance in absolute terms and does not appear to be indicative of a definite trend.

Male workers in construction trades who established benefit years with the Unemployment Insurance Commission during 1947 numbered 23,625, almost exactly the same number as in 1946 when 23,633 construction workers established benefit years. The series on benefit years established suggests that the level of unemployment in the construction industry in 1947 was roughly the same as in 1946, despite the increased percentage of unemployment reported for trade unions members.

#### *Supply of Skilled Construction Tradesmen—Vocational and Apprenticeship Training and Immigration*

Increases in the supply of Canada's skilled building tradesmen depend on vocational and apprenticeship training and immigration.

Under the Dominion-Provincial training scheme inaugurated in 1944, the number of persons in training in the building trades increased from 199 at the end of 1944 to 3,815 at the end of 1945, and reached 7,483 at the end of 1946. At December 31, 1947, there were 7,052 in training of whom 6,413, or 91 per cent were in apprenticeship training on the site with the remaining 9 per cent in veterans' vocational training schools.

During 1947 a total of 4,065 veterans completed their courses in vocational schools, and were thereby fitted to attain journeyman's status in the building trades more rapidly than if they had undergone regular apprenticeship training. A further 553 trainees completed short courses in apprenticeship schools prior to entering training on the site. With the steady decline in the number of new veteran candidates interested in vocational training, however, the number of veterans in vocational training schools has dropped steadily from 3,104 at the end of 1946, to 639 at December 31, 1947.

The immigration of building tradesmen has increased rapidly since the end of the war. Averaging some 200 per year during the 1939-1945 period, immigration of these tradesmen rose to 684 in 1946 and 2,867 in 1947. The number of immigrants in construction occupations in 1947 increased with each successive quarter. The 1947 total was made up of 2,196 skilled building mechanics and 671 semi-skilled and unskilled construction workers.

#### *Strikes in the Building Industry*

During 1947 there were 32 strikes in the building industry affecting 391 establishments and 6,057 workers as compared with 12 strikes in 1946 affecting

76 establishments and 892 workers. The strikes accounted for a time loss of 44,262 man-working days in 1947 as against 6,535 in 1946. Although proportionately much higher than in 1946, the time lost through strikes in 1947 did not prevent Canada from reaching a peak volume of construction. Occasioned partly by rising living costs, and strengthened by the high level of employment, strikes occurred mainly in the second quarter of the year and contributed to the increases in construction labour wage rates which were most significant during that period.

Few strikes affected the building industry during the war years and the time loss in man working days averaged less than 3,000 per year.

## SECTION 7.—BUILDING COSTS

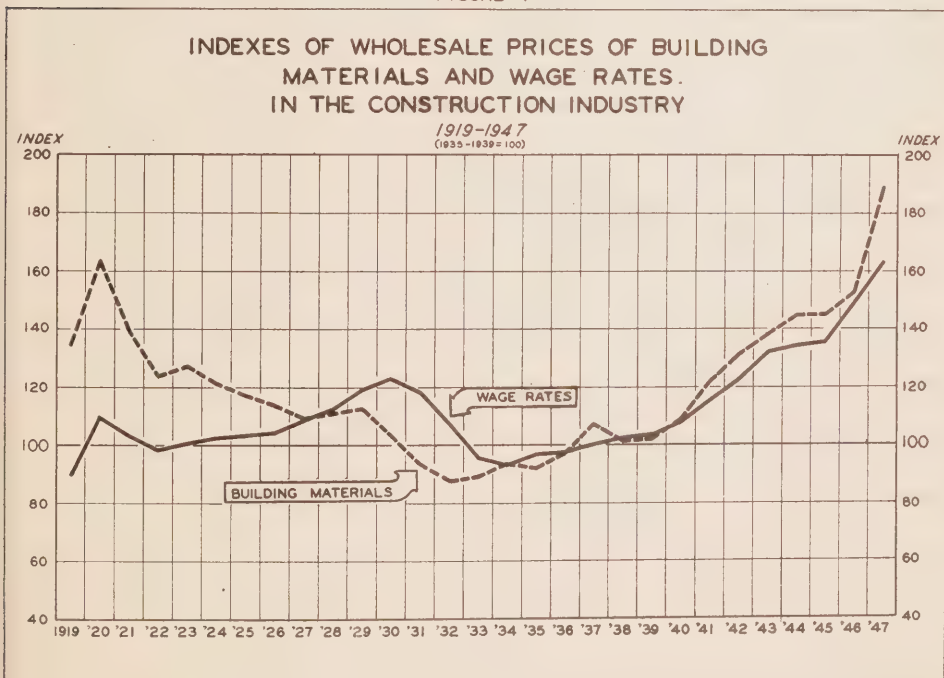
(See Tables 42-44)

The prices of materials and labour entering into house construction in 1947 averaged 18 per cent higher than in 1946.<sup>(1)</sup> This increase represents a weighted average of two factors: (1) a rise of 23.9 per cent in the annual average composite index of building material prices; (2) a rise of 9.4 per cent in average hourly wage rates paid to building workers (preliminary estimate, see Table 43).

As between 1939 and 1947 building costs are estimated to have increased between 84 and 94 per cent. This increase consists of two elements: (1) a rise of prices of building materials and wage rates of construction labour. The weighted index of these stood at 178 as the average for 1947, as compared with

(1) This figure differs from the one shown in the October issue of *Housing in Canada*, p. 22, in that the latter figure relates to an increase from December 1946 to October 1947, while the above figure reflects the change between the *average* for the calendar year 1946 and the preliminary *average* for the calendar year 1947.

FIGURE 4



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION



102.5, the average for 1939, indicating an increase of about 74 per cent. (2) A decline in output per man hour, partly due to a dilution of the skilled labour force, partly due to delays in the delivery of materials and the need for substitution resulting from shortages of building materials. A survey in 1946 showed that cost increase due to these factors ranged from 10 to 25 per cent.<sup>(1)</sup> However, during 1947 some moderate improvement in the supply situation of building materials was noticeable, and more building workers became available in some areas, as many veterans returned to their construction occupations or completed their training in this field. As a result some speed-up of construction became possible. A sample survey conducted by the Central Mortgage and Housing Corporation showed a reduction of the completion time of individual houses from eleven months in 1946 to eight months in 1947.<sup>(2)</sup> This speed-up of construction while only a moderate beginning—in 1939 the completion time for a small single house was about five months—offset in part the substantial increases in the prices of building materials and wage costs that occurred during 1947, particularly in the latter part of the year. Taking account of this factor, informed opinion in the building field holds that the range of the decline in the "efficiency factor" which was of the order of 10 to 25 per cent in 1946 as compared with 1939, has been reduced to 10 to 20 per cent in 1947. Adding this range to the increase in prices of building materials and wage rates yields the total rise in building costs of 84 to 94 per cent mentioned above.

#### *Building Material Prices, 1946-1947*

The composite index of building material wholesale prices, representing 111 commodities, averaged 189.0 during 1947, a gain of 23.9 per cent over the annual average in 1946. This increase represents the most rapid climb of building material prices since 1917, when the annual index was 26 per cent higher than the 12 month average for the previous year. Some material prices rose sharply while others remained more or less stable. Prices of paint materials averaged 43.2 per cent higher in 1947 than in 1946, and lumber prices were up 29.3 per cent. The prices of other materials shown in this report recorded smaller gains down to 5 per cent for cement and only 2 per cent for plaster.

While the output of most building materials during 1947 was substantially improved, the upward pressure on prices was sustained by continued capacity demand for residential and other types of building. Gradual relaxation of price ceilings during the earlier part of the year and general decontrol in September occasioned the main increases. In general, building material prices rose more rapidly than those of most other commodities. The composite index of all commodity prices, which averaged 167.3 during 1947, was 18.7 per cent higher than in 1946.

#### *Wage Rates in the Building Trades, 1946-1947*

Average hourly wage rates paid to building tradesmen in Canada rose 9.4 per cent from \$1.06 in 1946 to \$1.16 in September, 1947. The rising cost of living increased the pressure for higher pay and the unprecedented level of employment in the building industry, contributed to the general wage gains. Increases in hourly wages were greater for some tradesmen than for others. Plasterers for example recorded the highest increase with 10 per cent, while others made smaller gains down to 6.6 per cent for electricians.

<sup>(1)</sup> *Manpower and Material Requirements for a Housing Program in Canada*, Ottawa, 1946, p. 34.

<sup>(2)</sup> *Annual Report, 1947 Central Mortgage and Housing Corporation*, Ottawa, 1948, p. 18.



### *Rent and the Cost of Living, 1946-1947*

Despite removals of rental ceilings for new houses during 1947, and minor relaxations in the case of rental accommodation for which a two-year lease is offered, the retention of rent controls over the bulk of existing housing held the average increase in rents down to 3.5 per cent. The rent index, which averaged 112.7 in 1946, rose to 116.7 for 1947. Cost of living as a whole went up nearly 10 per cent, from an average of 123.6 in 1946 to 135.5 in 1947. The major increases took place following the general decontrol of prices effected by Wartime Prices and Trade Board Order No. 757, dated September 14.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 45-47)

This section is designed to indicate conditions in the building industry which is presently engaged in the largest construction program ever undertaken in Canada. Three different sets of data are used as indicators: (1) financial statistics of building and construction companies reflecting earnings and investment policy; (2) bankruptcy data reflecting the incidence of business failure in the building industry; (3) indexes of common stock prices of building material companies, illustrating the confidence of investors in these producers.

### *Financial Statistics, Construction Companies*

Net operating profits for 19 selected construction companies during 1946 amounted to \$1.8 million, representing a gain of some 14 per cent over 1945 when the same companies reported operating profits of \$1.6 million. Net operating profits of 709 companies covering a variety of industrial groups other than construction rose about 9 per cent from \$687 million in 1945 to \$752 million in 1946.<sup>(1)</sup> Net investment in plant, property and equipment for the 19 construction companies increased 80 per cent from \$.83 million in 1945 to \$1.49 million in 1946. This increase in fixed plant investment reflects in part the growing demands made on the construction industry and the consequent need for capital expansion.

### *Bankruptcies in the Building Industry and in All Industries*

Assignments and receiving orders filed with the Superintendent of Bankruptcy in respect to building contractors, sub-contractors, and small builders, numbered 53 in 1947 with total liabilities amounting to \$1.1 million, as compared with 35 in 1946 having total liabilities of \$.6 million. Bankruptcies in all industries showed a similar trend, numbering 269 in 1946 and 509 in 1947. Total liabilities increased 85 per cent from \$6.0 million in 1946 to \$11.1 million in 1947. Over the period 1939 to 1945 the number of bankruptcies in the building and construction industry reached a peak of 91 in 1941, when total liabilities amounted to \$1.2 million, and was lowest in 1944 when only 32 assignments and receiving orders, representing liabilities of \$.4 million, were filed. During the same period bankruptcies in all industries were highest in 1939, numbering 1,109 with liabilities totalling \$15.9 million.

The average amount of defaulted liabilities for each builder increased from about \$12,000 during the 1939 to 1945 period to \$17,000 in 1946 and \$21,000 in 1947.

(1) See *Statistical Summary*, Bank of Canada, January, 1948, p. 9.

### *Common Stock Prices, Building Materials and Other Industries*

The index of common stock prices of 16 building material companies averaged 137.4 in 1947, representing a decline of 8 per cent from 1946. The index of other industrial common stock prices declined 8 per cent from an average of 108.6 in 1946 to 99.3 in 1947. Apparently the confidence of investors in building material producing firms declined, in spite of the fact that the building materials industry continued to expand and reached peak output in a number of lines.

PART II

TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.





SECTION 1  
POPULATION TRENDS  
TABLE 1. — TOTAL POPULATION, BIRTHS, DEATHS, MARRIAGES, DIVORCES AND IMMIGRATION, CANADA, 1939-1947.  
(In Thousands)

Year	Population at June 30(1)	Births	Deaths		Marriages	Divorces	Immigration	
			Married Persons	Other			War Brides	Other
1939	11,267	229	45	64	104	2.1	0	17
1940	11,381	244	47	64	123	2.4	0	11
1941	11,507	255	48	67	122	2.5	0	9
1942	11,654	272	48	65	127	3.1	0	8
1943	11,812	284	49	70	111	3.3	1	8
1944	11,975	284	49	67	101	3.8	3	10
1945	12,119	289	49	66	108	5.1	7	16
1946	12,307	326	49	64	134	7.6	32	40
1947	12,582	—(2)	—(2)	—(2)	—(2)	7.9	2	62

(1) Estimated.  
(2) Not available.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA,  
1939-1946.  
(Per Thousand of Population)

Year	Birth Rate	Death Rate	Marriage Rate	Divorce Rate
1939	20.3	9.7	9.2	.019
1940	21.4	9.8	10.8	.021
1941	22.2	10.0	10.6	.022
1942	23.3	9.7	10.9	.027
1943	24.0	10.1	9.4	.028
1944	23.7	9.7	8.4	.032
1945	23.8	9.3	8.9	.042
1946	26.5	9.2	10.9	.062

TABLE 3.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES  
IN CITIES, TOWNS AND VILLAGES  
WITH POPULATIONS OF 10,000 AND OVER, CANADA,  
1939-1947.  
(In Thousands)

Period	Births	Deaths	Marriages
1939.....	86.1	52.6	51.5
1940.....	97.5	55.1	63.6
1941.....	106.7	54.8	63.8
1942.....	123.6	55.6	70.7
1943.....	134.8	59.6	60.6
1944.....	134.2	58.8	53.6
1945.....	137.6	59.2	57.9
1946			
January.....	11.7	5.9	3.8
February.....	10.7	5.2	4.1
March.....	11.5	5.3	4.1
1st Quarter.....	33.9	16.4	12.0
April.....	13.3	5.1	4.7
May.....	13.8	5.1	6.0
June.....	13.5	4.6	8.8
2nd Quarter.....	40.6	14.8	19.5
July.....	14.2	5.0	7.6
August.....	14.8	4.6	6.8
September.....	14.2	4.5	7.9
3rd Quarter.....	43.2	14.1	22.3
October.....	14.8	5.0	6.9
November.....	14.2	5.2	5.3
December.....	14.4	5.2	5.2
4th Quarter.....	43.4	15.4	17.4
Total, 1946.....	161.1	60.7	71.2
1947			
January.....	14.8	5.7	3.7
February.....	14.1	4.9	4.0
March.....	16.0	5.6	3.2
1st Quarter.....	44.9	16.2	10.9
April.....	15.4	5.5	4.8
May.....	16.3	5.6	5.6
June.....	15.3	5.0	9.1
2nd Quarter.....	47.0	16.1	19.5
July.....	15.8	4.8	7.6
August.....	15.0	4.7	6.5
September.....	14.4	4.9	7.2
3rd Quarter.....	45.2	14.4	21.3
October.....	14.7	5.3	6.4
November.....	14.1	5.2	5.1
December.....	13.3	5.7	4.6
4th Quarter.....	42.1	16.2	16.1
Total, 1947.....	179.2	62.9	67.8

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 4.—NUMBER OF NEW HOUSING UNITS COMPLETED, URBAN AND RURAL,  
CANADA, 1945-1947.<sup>(1)</sup>

Year	Urban <sup>(2)</sup>	Rural	Total
1945	34,554 <sup>(3)</sup>	14,045 <sup>(3)</sup>	48,599
1946	48,811 <sup>(3)</sup>	18,504 <sup>(3)</sup>	67,315
1947 <sup>(4)</sup>	56,474	20,264	76,738

- (1) Includes conversions and temporary housing units.  
(2) Includes some rural areas forming parts of metropolitan areas.  
(3) Revised.  
(4) Preliminary.

TABLE 5.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY NUMBER OF  
MONTHS UNDER CONSTRUCTION, CANADA, 1946 AND 1947.

At End of Year	Number of Months Under Construction					Total Number of Housing Units Under Construction
	1-3	4-6	7-9	10-12	More than 12	
1946	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	— <sup>(1)</sup>	40,170 <sup>(2)</sup>
1947	13,526	13,722	7,825	2,735	537	42,215 <sup>(3)</sup>

- (1) Not available.  
(2) Revised.  
(3) Preliminary. Number of months under construction is unknown for 3,870 units.

TABLE 6.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR,  
BY TYPE OF HOUSING UNIT, CANADA, 1946 AND 1947.

Year	1-Family Detached	2-Family Detached	Row or Terrace	Apartment or Flat	Other	Total
1946	32,612	1,810	538	4,414	796	40,170 <sup>(1)</sup>
1947 <sup>(2)</sup>	34,152	1,500	791	5,713	59	42,215

- (1) Revised.  
(2) Preliminary.



TABLE 7. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 AND 1947.

Period	Starts					Completions					Under Construction (At End of Period)				
	Wartime Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Wartime Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Wartime Projects	Housing Enterprises Limited	Integrated Housing Projects	Other	Total
1946															
December	—	—	—	—	—	—	—	—	—	—	3,557(1)	2,811	1,440	19,781(1)	27,589(1)
1947															
1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931(1)	2,673	1,236	18,857(1)	24,697(1)
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894(1)	1,972	2,606	23,612(1)	30,084(1)
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233(1)	1,188	3,817	24,081(1)	32,319(1)
4th Quarter	1,720	—	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,231	303	4,028	20,401	28,963
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	—	—	—	—	—

(1) Revised.

TABLE 8. — NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1947.

Period	Value of New Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1940	50.1	7.4	57.5	—(1)	—(1)	—(1)
1941	61.1	8.9	70.0	—(1)	—(1)	—(1)
1942	44.6	8.5	53.1	601	14,326	14,927
1943	41.2	8.7	49.9	1,164	12,019	13,183
1944	70.7	12.2	82.9	4,203	19,492	23,695
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
January	7.4	.8	8.2	284	1,739	2,023
February	7.3	.7	8.0	182	1,782	1,964
March	18.9	1.8	20.7	648	4,067	4,715
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
April	28.8	2.5	31.3	989	6,701	7,690
May	23.2	2.3	25.5	625	5,348	5,973
June	17.8	2.0	19.8	445	3,913	4,358
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
July	14.5	1.8	16.3	533	3,148	3,681
August	16.2	1.5	17.7	505	3,426	3,931
September	14.1	1.3	15.4	518	2,801	3,319
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
October	14.8	1.7	16.5	574	3,097	3,671
November	11.9	.9	12.8	803	1,975	2,778
December	7.8	.6	8.4	168	1,026	1,194
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125 <sup>(2)</sup>	4,557 <sup>(2)</sup>
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680 <sup>(2)</sup>	12,839 <sup>(2)</sup>
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463 <sup>(2)</sup>	3,721 <sup>(2)</sup>
September	16.5	1.4	17.9	389 <sup>(2)</sup>	3,354 <sup>(2)</sup>	3,743 <sup>(2)</sup>
3rd Quarter	48.6	4.6	53.2	1,044 <sup>(2)</sup>	10,191 <sup>(2)</sup>	11,235 <sup>(2)</sup>
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947 <sup>(3)</sup>	161.9	16.0	177.9	3,967	33,250	37,217

(1) Not available.

(2) Revised.

(3) Figures for the months March to December are preliminary.

TABLE 9.—NEW RESIDENTIAL CONSTRUCTION,  
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939 — JANUARY, 1948.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1939	9.8	57.7	67.5	2,342	21,559	23,901
1940	8.5	59.2	67.7	1,924	20,554	22,478
1941	6.2	86.2	92.4	1,267	29,140	30,407
1942	.9	78.4	79.3	167	29,823	29,990
1943	.9	78.2	79.1	165	29,720	29,885
1944	8.8	122.4	131.2	1,545	36,725	38,270
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
January	.8	4.0	4.8	137	909	1,046
February	.4	8.9	9.3	60	1,786	1,846
March	.6	15.1	15.7	97	2,523	2,620
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
April	2.7	24.2	26.9	444	4,674	5,118
May	2.4	29.8	32.2	397	5,981	6,378
June	.6	22.0	22.6	101	4,662	4,763
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
July	1.8	19.2	21.1	305	4,183	4,488
August	3.1	16.1	19.2	508	2,895	3,403
September	2.4	11.1	13.5	401	2,095	2,496
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
October	2.0	19.5	21.5	323	4,040	4,363
November	1.0	15.0	16.0	173	2,716	2,889
December	1.2	9.0	10.2	194	1,698	1,892
4th Quarter	4.2	43.5	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373

(1) Estimated (see p. 82).

## SECTION 3

## PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JANUARY, 1948.<sup>(1)</sup>

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> (\$000)
1945			
1st Quarter <sup>(3)</sup> .....	907	907	3,747
2nd Quarter.....	1,552	1,809	7,618
3rd Quarter.....	1,358	1,511	6,387
4th Quarter.....	1,346	1,489	6,156
Sub-total, Feb. 1 — Dec. 31, 1945	5,142	5,695	23,832
Sub-total, Jan. 1 — Dec. 31, 1945 <sup>(3)</sup>	5,163	5,716	23,907
1946			
1st Quarter <sup>(4)</sup> .....	882	974	4,234
2nd Quarter <sup>(4)</sup> .....	3,212	5,324	25,467
3rd Quarter <sup>(4)</sup> .....	2,410	4,223	20,315
4th Quarter.....	1,924	2,506	11,614
Sub-total <sup>(4)</sup> .....	8,428	13,027	61,631
1947			
January.....	95	167	741 <sup>(4)</sup>
February <sup>(4)</sup> .....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114 <sup>(4)</sup>
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June <sup>(4)</sup> .....	1,626	1,845	9,001
2nd Quarter <sup>(4)</sup> .....	4,119	4,642	22,473
July.....	1,110	1,440	6,822 <sup>(4)</sup>
August.....	618	732	3,426
September.....	1,158	1,426 <sup>(4)</sup>	7,100
3rd Quarter.....	2,886	3,598 <sup>(4)</sup>	17,348 <sup>(4)</sup>
October <sup>(4)</sup> .....	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	507	540	2,644
Total, Feb. 1, 1945 — Jan. 31, 1948	24,626	31,996	149,816

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Totals include approvals during January, 1945, under the National Housing Act, 1938.

(4) Revised.



TABLE 11. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, AND TOTAL NET LOANS, CANADA, 1946 AND 1947.

Type of Loan	1946				1947			
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	2,959(1)	2,959(1)	13,051(1)	4,411(1)	1,964	1,969	9,591	4,971
Loans to builders for sale:								
Integrated housing	2,335(1)	2,335(1)	10,728(1)	4,594(1)	5,186	5,521	27,552	4,990
Other	2,744(1)	2,744(1)	13,113(1)	4,779(1)	2,770	2,811	14,681	5,223
Sub-total	8,038(1)	8,038(1)	36,892(1)	4,590(1)	9,920	10,301	51,824	5,031
<i>Housing for Rental Purposes</i>								
Loans to owners of rental property:								
Housing Enterprises of Canada, Ltd.	32	3,299	17,397	5,274	—	—	—	—
Other limited dividend corporations	2	142(1)	958(1)	6,746(1)	1	50	262	5,240
Primary industries	—	—	—	—	8	159	550	3,461
Other	105	1,013(1)	4,374(1)	4,318	285	1,501	6,176	4,114
Loans to builders for sale:								
Integrated housing	195(1)	390(1)	1,448(1)	3,713(1)	261	522	2,001	3,833
Other	56	145	561	3,844	74	201	896	4,459
Sub-total	390(1)	4,989(1)	24,738(1)	4,959(1)	629	2,433	9,885	4,063
Total Gross Loans	8,428(1)	13,027(1)	61,631(1)	4,731(1)	10,549	12,734	61,709	4,846
Cancellations, adjustments, and reinstatements	-1,088(1)	-1,201(1)	-5,684(1)	—	-1,663	-1,801	-8,478	—
Total Net Loans	7,340(1)	11,826(1)	55,947(1)	4,731(1)	8,886(2)	10,933(2)	53,231(2)	4,869

(1) Revised.

(2) These figures are the same as shown in the *Annual Report, 1947*, Central Mortgage and Housing Corporation, Ottawa, 1948, p. 29.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,<sup>(1)</sup>  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
1946 AND 1947.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land \$	Con- struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft. \$
1946											
Single 1-Storey <sup>(2)</sup>	4,634	4,645	19,893	414	5,448	70	5,932	5,112	4,283	—(3)	—(3)
Single 1½-Storeys <sup>(2)</sup>	2,406	2,408	11,694	486	6,026	92	6,604	5,939	4,856	—(3)	—(3)
Single 2-Storeys <sup>(2)</sup>	905	1,097	5,876	483	7,142	107	7,732	6,707	5,357	—(3)	—(3)
Semi-Detached	120	172	833	525	6,373	203	7,101	5,946	4,843	—(3)	—(3)
Duplex	77	154	592	293	4,879	167	5,339	4,820	3,845	—(3)	—(3)
Triplex	4	13	48	273	6,483	122	6,878	4,654	3,708	—(3)	—(3)
Double Duplex	123	250	951	309	4,873	155	5,337	4,759	3,803	—(3)	—(3)
Row House	64	132 <sup>(2)</sup>	495 <sup>(2)</sup>	184 <sup>(2)</sup>	4,642 <sup>(2)</sup>	73 <sup>(2)</sup>	4,899 <sup>(2)</sup>	4,686 <sup>(2)</sup>	3,748 <sup>(2)</sup>	—(3)	—(3)
Apartment <sup>(2)</sup>	60	715	2,653	224	4,111	408	4,743	4,647	3,711	—(3)	—(3)
Total <sup>(2)</sup>	8,393	9,586	43,035	420	5,670	111	6,201	5,462	4,489	—(3)	—(3)
1947											
Single 1-Storey	4,521	4,541	21,019	523	5,796	103	6,422	5,515	4,629	839	6.91
Single 1½-Storeys	3,652	3,653	19,511	502	6,629	120	7,251	6,481	5,341	950	6.20
Single 2-Storeys	1,283	1,283	7,629	633	7,783	138	8,554	7,359	5,946	1,249	6.23
Semi-Detached	192	216	1,239	586	7,550	194	8,330	7,093	5,737	1,115	6.77
Duplex	279	559	2,202	236	4,925	141	5,302	4,925	3,939	852	5.78
Triplex	6	18	70	416	5,818	366	6,600	4,878	3,876	996	5.84
Double Duplex	191	392	1,648	282	5,577	152	6,011	5,232	4,204	933	5.98
Row House	307	724	2,942	251	5,160	135	5,546	5,101	4,063	874	5.90
Apartment	109	1,139	4,637	275	5,438	340	6,053	5,175	4,071	910	5.98
Total	10,540	12,525	60,897	470	6,158	140	6,768	5,922	4,862	931	6.38

(1) Excluding loan approvals under Sections 9 and 9A.  
(2) Revised.

TABLE 13. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — 1947.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit \$
1946				
April	0	—	—	—
May	3	5	6,900	1,380
June	1	2	4,000	2,000
2nd Quarter	4	7	10,900	1,557
July	6	14	22,485	1,606
August	7	11	16,930	1,539
September	2	4	8,000	2,000
3rd Quarter	15	29	47,415	1,635
October	5	10	14,000	1,400
November	1	2	4,000	2,000
December	0	—	—	—
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	2,900	1,450
September	0	—	—	—
3rd Quarter	2	2	2,900	1,450
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,275	1,957
Total, April, 1946— December, 1947	37	65	109,590	1,686

TABLE 14. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,  
DECEMBER 19, 1944 — 1947.

Period	Construction of Shelter Units						Financial Assistance Grants (\$000)	
	Municipal Projects			University Projects			Municipal Projects	University Projects
	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)		
1945(2)	39	1,051	360	1	0	88	—	—
1946	98	3,797	1,244	22	845	217	1,327(3)	725
1947								
1st Quarter	24	940	782	3	186	143	432	104
2nd Quarter	15	815	644	3	165	101	328	106
3rd Quarter	12	429	854	6	114	176 <sup>(3)</sup>	609	124
4th Quarter	21	916	540	3	186	8	324	16
Sub-total	—	3,100	—	—	651	—	1,694	350
Total, Dec. 19, 1944— Dec. 31, 1947	—	7,948	—	—	1,496	—	3,021	1,075
								4,096

(1) At end of period.  
(2) Covers period December 19, 1944 — December 31, 1945.  
(3) Revised.



TABLE 15.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION (4)  
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941 — 1947.

Period	Completed Construction			Actual Expenditure (\$000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941(1)	13	1,666	4	7,863	463	2,364	10,690
1942	29	7,635	74	21,721	2,794	5,914	30,429
1943	20	6,326	113	16,938	7,712	5,497	30,147
1944	3	1,591	51	4,858	2,585	1,927	9,370
1945	23	1,556	5	9,561	225	969	10,756
1946							
January	2(2)	193	1	2,631	14	124	2,769
February	2(2)	288	0	2,545	7	168	2,720
March	2(2)	852	1	4,648	7	120	4,775
1st Quarter	6(2)	1,333	2	9,824	28	412	10,264
April	2(2)	742	0	548	1	17	566
May	7(2)	758	0	2,083	1	57	2,141
June	10(2)	767	0	2,604	0	142	2,746
2nd Quarter	19(2)	2,267	0	5,235	2	216	5,453
July	3(2)	486	0	2,802	9	266	3,077
August	7(2)	570	0	3,683	5	262	3,950
September	11(2)	494	2	2,962	1	292	3,255
3rd Quarter	21(2)	1,550	2	9,447	15	820	10,282
October	1(2)	510	0	2,798	0	189	2,987
November	8(2)	501	2	2,781	1	252	3,034
December	8(2)	836	3	4,229	1	290	4,520
4th Quarter	17(2)	1,847	5	9,808	2	731	10,541
Sub-total	63(2)	6,997	9	34,314	47	2,179	36,540
1947							
January	5(2)	682(2)	0	369(2)	0	60	429(2)
February	9(2)	758(2)	0	1,496(2)	5	74	1,575(2)
March	7(2)	615(2)	4	3,607(2)	1	191(2)	3,799(2)
1st Quarter	21(2)	2,055(2)	4	5,472(2)	6	325(2)	5,803(2)
April	13(2)	525(2)	0	444(2)	0	95	539(2)
May	14(2)	656(2)	2	986(2)	1(2)	155(2)	1,142(2)
June	7(2)	473(2)	0	1,989(2)	6(2)	160	2,155(2)
2nd Quarter	34(2)	1,654(2)	2	3,419(2)	7(2)	410(2)	3,836(2)
July	7(2)	341(2)	2	2,245(2)	1(2)	172	2,418(2)
August	8(2)	273(2)	0	2,559(2)	1(2)	149	2,709(2)
September	3(2)	276(2)	0	2,741(2)	1	205	2,947(2)
3rd Quarter	18(2)	890(2)	2	7,545(2)	3(2)	526	8,074(2)
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	386	0	3,553	0	193	3,746
4th Quarter	15	822	1	10,265	5	632	10,902
Sub-total	88	5,421	9	26,701	21	1,893	28,615
Total, April, 1941— December, 1947(3)	239	31,192	265	121,956	13,847	20,743	156,547

(1) Covers period April 1 to December 31.

(2) Revised (see p. 83).

(3) Number of municipalities in which projects have been completed as at December 31, 1947, total 123.

(4) Operations during 1941-46 conducted by Wartime Housing Limited.

TABLE 16.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,  
1945 — JANUARY, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—January.....	14	1,022	4
February.....	15	817	4
March.....	11	558	4
April.....	9	444	3
May.....	8	537	3
June.....	7	602	4
July.....	13	1,515	4
August.....	24	2,596	4
September.....	37	4,276	1
October.....	50	4,984	2
November.....	64	5,714	1
December.....	60	5,524	1
1946—January.....	61	5,922	0
February.....	59	5,768	1
March.....	59	5,288	1
April.....	65	5,281	1
May.....	80	5,710	0
June.....	83	5,675	0
July.....	90	6,063	2
August.....	88	5,568	3
September.....	78	5,513	5
October.....	86	5,403	12
November.....	83	5,137	10
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98(2)	6,145	7

(1) Operations during 1945-46 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at January 31 total 83.

TABLE 17. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,  
CANADA, YEAR ENDS, 1946 AND 1947.

Item	Stage of Construction Yet to be Completed	Number of Housing Units	
		Dec. 1946	Dec. 1947
1.	Excavation.....	594	1,132
2.	Foundation.....	746	1,442
3.	Water and sewer under building.....	1,166	1,964
4.	Framing.....	1,460	2,268
5.	Doors, frames and window sash.....	1,934	3,327
6.	Chimneys.....	1,836	3,262
7.	Roofs shingled.....	2,022	3,420
8.	Plumbing roughed in.....	2,432	3,824
9.	Wiring roughed in.....	2,652	4,130
10.	Insulation.....	2,696	4,528
11.	Wall and ceiling board and taping.....	3,285	4,955
12.	Finished flooring laid.....	3,368	4,854
13.	Exterior finish, including siding and trim.....	2,569	4,268
14.	Porches.....	2,155	3,510
15.	Interior trim.....	3,792	5,583
16.	Interior painting.....	4,333	6,188
17.	Hardware.....	4,254	6,138
18.	Plumbing fixtures.....	4,393	6,220
19.	Electrical work complete.....	4,393	6,351
20.	Exterior painting.....	4,580	8,005
21.	Water and sewer to main.....	2,787	3,925
22.	Electrical services connected.....	4,529	5,973
23.	Final inspection.....	4,660	6,486 <sup>(1)</sup>

(1) The number of housing units under construction as shown in the *Annual Report, 1947*, Central Mortgage and Housing Corporation, 1948, p. 36, represents the total number of units under contract less those units on which the excavation has not been completed.

TABLE 18. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — 1947.

Type of Project	Number of Approved Applications for Assistance	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Sub-Division Projects, Sept. 23, 1943—Dec. 31, 1946	—	16,992	3,005	1,334 <sup>(2)</sup>	21,331 <sup>(2)</sup>
1947—1st Quarter	—	135	247	53	435
2nd Quarter	—	105	12	20	137
3rd Quarter	—	640	58	42	740
4th Quarter	—	210	92	—	302
Total, 1947	—	1,090	409	115	1,614
Sub-total	— <sup>(1)</sup>	18,082	3,414	1,449	22,945
2. Small Holdings, Sept. 23, 1943—Dec. 31, 1946	9,919	16,442	2,109	25,825	44,376
1947—1st Quarter	1,366	2,611	185	5,211	8,007
2nd Quarter	1,314	2,220	248	4,205	6,673
3rd Quarter	1,478	2,650	430	4,972	8,052
4th Quarter	950	1,576	240	3,147	4,963
Total, 1947	5,108	9,057	1,103	17,535	27,695
Sub-total	15,027	25,499	3,212	43,360	72,071
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1946	11,847	1,009	2,451	42,836	46,296
1947—1st Quarter	1,037	158	297	4,292	4,747
2nd Quarter	1,209	122	460	4,796	5,378
3rd Quarter	1,380	147	365	4,803	5,315
4th Quarter	1,116	62	282	4,175	4,519
Total, 1947	4,742	489	1,404	18,066	19,959
Sub-total	16,589	1,498	3,855	60,902	66,255
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1946	1,141	604	675	521	1,800
1947—1st Quarter	328	131	239	62	432
2nd Quarter	395	146	381	128	655
3rd Quarter	426	299	439	127	865
4th Quarter	254	103	245	104	452
Total, 1947	1,403	679	1,304	421	2,404
Sub-total	2,544	1,283	1,979	942	4,204
5. All Projects, Sept. 23, 1943—Dec. 31, 1946	22,907	35,047	8,240	70,516 <sup>(2)</sup>	113,803 <sup>(2)</sup>
1947—1st Quarter	2,731	3,035	968	9,618	13,621
2nd Quarter	2,918	2,593	1,101	9,149	12,843
3rd Quarter	3,284	3,736	1,292	9,944	14,972
4th Quarter	2,320	1,951	859	7,426	10,236
Total, 1947	11,253	11,315	4,220	36,137	51,672
Total, Sept. 23, 1943— Dec. 31, 1947	34,160	46,362	12,460	106,653	165,475

(1) Appropriations have been made for 219 projects representing 2,673 housing units during the period.  
(2) Revised.



TABLE 19. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — 1947.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction Housing Units Completed, Current Construction, Repairs and Other Services	Land and Existing Buildings	Total
1. Sub-Division Projects, Sept. 23, 1943—Dec. 1946	2,290	383 <sup>(1)</sup>	17,675	1,334 <sup>(1)</sup>	19,009 <sup>(1)</sup>
1947—1st Quarter	241	134	1,360	53	1,413
2nd Quarter	39	95	148	20	168
3rd Quarter	75	20	1,145	42	1,187
4th Quarter	24	4	415	—	415
Total, 1947	379	—	3,068	115	3,183
Sub-total	2,669	—	20,743	1,449	22,192
2. Small Holdings, Sept. 23, 1943—Dec. 31, 1946	149	1,603	4,399	22,124	26,523
1947—1st Quarter	186	1,615	2,176	7,173	9,349
2nd Quarter	312	1,806	1,685	3,419	5,104
3rd Quarter	384	1,989	2,438	4,899	7,337
4th Quarter	394	1,686	3,039	3,250	6,289
Total, 1947	1,276	—	9,338	18,741	28,079
Sub-total	1,425	—	13,737 <sup>(2)</sup>	40,865 <sup>(2)</sup>	54,602 <sup>(2)</sup>
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1946	59	192	712	33,714	34,426
1947—1st Quarter	14	183	254	9,364	9,618
2nd Quarter	51	284	365	4,060	4,425
3rd Quarter	45	334	688	4,695	5,383
4th Quarter	49	320	540	4,630	5,170
Total, 1947	159	—	1,847	22,749	24,596
Sub-total	218	—	2,559 <sup>(2)</sup>	56,463 <sup>(2)</sup>	59,022 <sup>(2)</sup>
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1946	31	87	207	303	510
1947—1st Quarter	23	99	136	81	217
2nd Quarter	37	144	144	65	209
3rd Quarter	57	237	535	72	607
4th Quarter	47	240	426	71	497
Total, 1947	164	—	1,241	289	1,530
Sub-total	195	—	1,448	592	2,040
5. All Projects, Sept. 23, 1943—Dec. 31, 1946	2,529	2,265 <sup>(1)</sup>	22,993	57,475 <sup>(1)</sup>	80,468 <sup>(1)</sup>
1947—1st Quarter	464	2,031	3,926	16,671	20,597
2nd Quarter	439	2,329	2,342	7,564	9,906
3rd Quarter	561	2,580	4,806	9,708	14,514
4th Quarter	514	2,250	4,420	7,951	12,371
Total, 1947	1,978	—	15,494	41,894	57,388
Total, Sept. 23, 1943— Dec. 31, 1947	4,507	—	38,487	99,369	137,856

(1) Revised.

(2) In addition to the amounts shown in the last three columns for Small Holdings and Full-Time Farming there were expenditures under Section 13 of the Veterans' Land Act. For Mortgage Loans these amounted to \$222,271 at the end of September, \$22,416 during October, \$9,620 during November, and \$16,164 during December; and for Permanent Improvements they amounted to \$68,880 at the end of September, \$7,299 during October, \$6,956 during November, and \$10,289 during December.

TABLE 20. — ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947.<sup>(1)</sup>

Type of Unit	Starts	Completions	Under Construction at End of Period	Construction Expenditures (\$000)
Permanent	481	18	523	522
Temporary	824	438	576	522
Total	1,305	456	1,099 <sup>(2)</sup>	1,043

(1) Includes housing units built for employees of the Defence Research Board.

(2) Starts were made on 71 permanent and 190 temporary units in 1946.

TABLE 21. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
MAY, 1929 — 1947.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of <sup>(1)</sup> Loans	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832 <sup>(3)</sup>	54,694 <sup>(3)</sup>
1945 April 1— Dec. 31	53	48	25	10	794	1,973	804	2,031
1946 1st Quarter	5	6	5	2	113	282	113	289
2nd Quarter	19	18	11	9	310	786	317	813
3rd Quarter	20	15	16	9	445	1,080	446	1,101
4th Quarter	13	11	17	9	431	1,164	433	1,183
Sub-total	57	49	49	25	1,299	3,311	1,309	3,386
1947 January	2	3	0	0	59	173	59	176
February	1	0	1	0	48	133	48	133
March	1	1	0	0	23	57	23	58
1st Quarter	4	4	1	0	130	363	130	367
April	0	0	0	0	27	73	27	73
May	1	2	2	2	38	105	38	109
June	12	15	1	0	126	335	126	350
2nd Quarter	13	17	3	2	191	513	191	532
July	12	8	8	2	190	485	192	495
August	3	2	14	5	111	260	111	268
September	11	14	5	2	149	381	150	397
3rd Quarter	26	24	27	10	450	1,227	453	1,160
October	7	6	4	1	138	334	138	341
November	4	3	8	3	206	556	207	563
December	3	4	6	2	107	298	108	304
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
Total, May 1, 1929 Dec. 31, 1947	—	—	—	—	—	—	30,172	63,377

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Revised.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — 1947.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947								
January	13	12	13	9	768	591	794	612
February	26	36	10	7	776	581	812	624
March	50	60	33	24	1,456	1,068	1,539	1,152
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
April	49	66	36	32	2,345	1,634	2,430	1,732
May	47	66	48	34	2,224	1,552	2,319	1,652
June	69	84	77	53	2,091	1,556	2,237	1,693
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
July	46	46	73	49	2,217	1,756	2,336	1,851
August	24	34	43	37	3,067	2,924	3,134	2,994
September	14	24	25	18	1,832	1,796	1,871	1,838
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
October	17	22	36	27	1,782	1,533	1,835	1,583
November	16	20	37	29	1,570	1,396	1,623	1,445
December	16	19	17	14	1,098	960	1,131	992
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
Total, March, 1945 —December, 1947	994	1,155	1,045	715	37,363	29,560	39,402	31,430

(1) Covers the months March to December.



TABLE 23. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — 1947.

Period	Veterans' Land Act, 1942	Wartime Housing Projects	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P. B.-1046	Rental Housing Projects	Armed <sup>(1)</sup> Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945 <sup>(2)</sup>	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946											
1st Quarter	14	131	—	256	—	—	—	—	29	—	430
2nd Quarter	469	2,583	1,235	1,470	683	—	—	704	297	176	7,617
3rd Quarter	732	1,247	1,615	870	2,995	—	—	35	410	1,477	9,381
4th Quarter	488	1,249	465	642	3,538	—	—	296	509	1,173	8,360
Sub-total	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947											
1st Quarter	239	342	—	317	2,161	—	—	850	440	233	4,582
2nd Quarter	391	2,053	—	3,023	2,543	184	—	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	—	111	749	10,542
4th Quarter	315	1,239	—	1,254	1,162	230	244	—	207	512	5,163
Sub-total	1,213	7,915	17	5,748	9,132	542	812	850	1,220	2,447	29,896
Total, Aug. 23, 1945—Dec. 31, 1947	5,573	20,048	3,332	8,986	16,348	542	812	2,885	2,703	5,273	66,502

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period August 23 — December 31.

TABLE 24. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,  
JUNE — DECEMBER, 1947.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost \$	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Con-struction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Con-struction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
June	3	40	247,520	463	5,475	250	6,188	868	6.30	4.2	63.50
July	4	136	1,166,222	100	6,522	1,953	8,575	1,050	6.21	5.2	41.84
August	1	10	45,220	250	3,962	310	4,522	800	4.95	3.8	61.00
September	3	22	143,300	384	6,130	—	6,514	1,077	5.69	5.1	66.02
October	3	77	553,000	286	6,896	—	7,182	979	7.05	5.1	81.56
November	14	85	388,100	135	4,431	—	4,566	871	5.08	4.0	57.76
December <sup>(1)</sup>	—	—	—	—	—	—	—	—	—	—	—
Total	28	370	2,543,362	207	5,914	753	6,874	969	6.10	4.7	58.06

(1) No projects were approved during December.

SECTION 4  
REAL ESTATE LENDING AND LOANS FOR BUILDING PURPOSES  
TABLE 25. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
By Type of Loan, Canada, 1947.

Period	Non-Farm — Residential Real Estate						Non-Farm — Other Real Estate				Farms				Total
	New Construction			Existing Property			New Construction		Existing Property		New Construction		Existing Property		
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	
January	775	1,229	4,684	1,115	1,918	4,680	85	2,673	88	2,545	66	275	2,129	14,857	
February	788	1,108	4,218	1,200	1,906	4,631	68	2,161	95	2,291	65	322	2,216	13,622	
March	1,194	1,720	6,518	1,561	2,404	6,358	72	1,624	142	3,216	107	516	3,076	18,232	
1st Quarter	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711	
April	1,543	2,292	9,136	1,971	2,904	7,560	78	1,629	129	4,840	145	625	3,866	23,789	
May	2,026	2,497	10,748	2,010	3,412	8,416	106	3,167	143	3,082	141	641	4,426	26,054	
June	2,188	2,604	11,344	1,848	2,889	7,659	100	2,874	123	4,505	131	520	4,390	26,903	
2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746	
July	2,042	2,605	10,818	1,904	2,803	7,194	100	3,345	121	2,623	103	387	4,270	24,366	
August	1,661	2,091	8,560	1,763	2,789	7,051	85	1,734	107	2,023	117	493	3,733	19,860	
September	1,923	2,481	10,752	2,006	2,879	7,517	78	1,865	108	2,079	123	499	4,238	22,711	
3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937	
October	2,162	2,830	11,906	2,134	2,919	8,004	117	2,199	148	2,688	198	894	4,759	25,691	
November	1,643	2,058	8,584	1,714	2,647	7,179	105	1,975	127	3,144	224	888	3,813	21,769	
December	1,658	2,067	8,876	1,462	2,396	5,926	60	2,007	149	2,848	140	622	3,469	20,279	
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739	
Total	19,603	25,582 <sup>(1)</sup>	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 26 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 30, and footnotes 3 and 4, page 51, of Table 26).

TABLE 26. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units
January	519	2,361	50	334	53	145	2	9	112	399	21	165
February	519	2,363	33	257	66	232	11	28	117	346	21	75
March	835	4,008	50	495	59	220	28	68	190	697	19	45
1st Quarter	1,873	8,732	133	1,086	178	597	41	105	419	1,442	61	285
April	1,064	4,965	117	714	83	289	9	44	217	809	34	140
May	1,575	7,260	90	477	62	210	5	28	254	1,024	23	68
June	1,779	8,442	102	448	49	167	2	4	221	864	19	62
2nd Quarter	4,418	20,667	309	1,639	194	666	16	76	692	2,697	76	270
July	1,616 <sup>(1)</sup>	7,580	98	553	56	182	3	8	228	762	24	112
August	1,194	5,612	116	456	77	231	16	40	201	746	25	74
September	1,387	6,774	176	666	97	306	6	21	206	826	21	54
3rd Quarter	4,197	19,966	390	1,675	230	719	25	69	635	2,334	70	240
October	1,525	7,318	183	763	107	436	11	28	273	1,122	38	94
November	1,104	5,286	191	509	70	223	17	47	221	888	24	84
December	1,219 <sup>(2)</sup>	5,687	92	380	67	265	13	62	227	1,180	13	43
4th Quarter	3,848	18,221	466	1,652	244	924	41	137	721	3,190	75	221
Total	14,336	67,657	1,298	6,052	846	2,907	123	387	2,467	9,664	282	1,016
												2,736

(1) In this month one loan was approved for 2 single units.  
(2) In this month one loan was approved for 21 single units.

TABLE 26. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947. — *Continued.*

Period	Fraternal Societies(1)						Fire Insurance Companies						All Lending Institutions(2)					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	
January	9	58	8	22	90	—	1	8	6	—	—	693	82	2,963	536	1,721		
February	8	62	13	38	167	—	—	—	—	—	—	710	78	3,003	398	1,214		
March	4	15	9	24	108	—	—	—	—	—	—	1,088	106	4,940	632	1,578		
1st Quarter	21	135	30	84	365	—	1	8	6	—	—	2,491	266	10,906	1,566	4,513		
April	7	34	10	21	97	—	2	30	2	—	—	1,371	172	6,097	921	3,039		
May	3	26	13	28	102	—	1	5	2	—	—	1,894	132	8,520	603	2,227		
June	3	17	11	33	103	—	2	8	5	—	—	2,052	136	9,490	552	1,853		
2nd Quarter	13	77	34	82	302	—	5	43	9	—	—	5,317	440	24,107	2,076	7,119		
July	6	43	9	21	87	—	2	25	4	—	—	1,906(3)	136	8,567	698	2,251		
August	18	95	11	26	80	1	2	11	4	10	—	1,491	170	6,694	600	1,866		
September	15	43	13	30	105	1	1	8	4	20	—	1,706	217	7,969	775	2,784		
3rd Quarter	39	181	33	77	272	2	5	44	12	30	—	5,103	523	23,230	2,073	6,901		
October	11	53	14	29	125	—	—	—	—	—	—	1,916	246	8,929	914	2,978		
November	10	35	6	13	50	—	—	—	—	—	—	1,405	238	6,432	653	2,153		
December	8	40	17	35	130	—	2	42	6	—	—	1,521(4)	137	7,172	526	1,703		
4th Quarter	29	128	37	77	305	—	2	42	6	—	—	4,842	621	22,533	2,093	6,834		
Total	102	519	134	320	1,242	2	13	137	33	30	—	17,753	1,850	80,776	7,808	25,366		

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 25.

(3) In this month one loan was approved for 2 single units.

(4) In this month one loan was approved for 21 single units.



TABLE 27. — LOANS FOR BUILDING PURPOSES AND OTHER LOANS  
MADE BY CHARTERED BANKS, CANADA,  
1939-1947.  
(Millions of Dollars)

Year	Class of Loans					Building Loans as a Percentage of Total Loans
	Building	Agricultural	Financial	Manufacturing and other	Total	
1939	45.8	268.4	220.0	609.3	1,143.5	4.0
1940	52.1	289.1	207.3	636.3	1,184.8	4.4
1941	50.4	340.3	214.1	670.3	1,275.1	4.0
1942	49.4	340.1	147.8	569.0	1,106.3	4.5
1943	45.5	295.8	166.8	569.7	1,077.8	4.2
1944	39.0	267.0	209.5	534.1	1,049.6	3.7
1945	47.6	180.8	337.3	573.8	1,139.5	4.2
1946	71.8	177.5	382.4	807.2	1,438.9	5.0
1947	93.9	215.2	347.8	1,281.3	1,938.2	4.8

SECTION 5  
BUILDING MATERIALS

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1939 - 1947.  
(In Units Specified)

Period	Cement	Clay Products			Lumber and Lumber Products		Builders' (2) Hardware
		Building Brick	Flue Linings (1)	Vitrified Sewer Pipe (1)	Sawn Lumber	Wood Fibre Insulating Board	
	Millions Barrels of 350 lbs.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Millions of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)
1939	5.7	165.0 (2)	—	—	3,976.9	98.1	2,541.9
1940	6.9	191.2 (2)	—	—	4,629.1	130.8	2,691.8
1941	8.5	208.9 (2)	—	—	4,941.1	169.4	4,281.6
1942	8.6	169.3 (2)	—	—	4,935.1	154.7	3,778.7
1943	8.0	138.7 (2)	—	—	4,363.6	159.4	3,809.6
1944	7.6	154.8 (3)	—	—	4,512.2	153.8	3,996.4 (3)
1945	7.8	200.2 (3)	—	—	4,514.2 (3)	164.7	4,328.5 (3)
1946							
1st Quarter	2.1	42.7	245.7 (3)	579.2 (3)	1,062.1 (4)	35.3	966.2 (3)
2nd Quarter	2.8	66.7	264.5 (3)	782.1 (3)	1,128.5 (4)	38.0	870.4 (3)
3rd Quarter	3.1	86.8 (3)	195.9 (3)	904.1	1,600.1 (4)	42.7	892.9 (3)
4th Quarter	2.7	75.7 (3)	234.0 (3)	790.5	985.5 (4)	45.8	937.4 (3)
Total, 1946	10.7	271.9 (3)	940.1 (3)	3,055.9 (3)	4,776.2 (4)	161.8	3,666.9 (3)
1947							
January	.9	18.1 (3)	93.9	241.5	329.8 (3)	15.8	353.2 (3)
February	.7	17.2 (4)	77.6	261.7	369.0 (3)	14.5	338.9
March	.9	18.7 (4)	98.7	287.7	404.8 (3)	15.1	377.6
1st Quarter	2.5	54.0 (3)	270.2	790.9	1,103.6 (3)	45.4	1,069.7 (3)
April	.9	19.6 (4)	74.5	259.6	351.9 (3)	16.2	487.2 (3)
May	.9	25.0 (3)	105.1 (3)	351.1	415.3 (3)	17.0	441.7 (3)
June	1.1	28.8 (3)	74.2	334.2	550.1 (3)	17.2	389.9
2nd Quarter	2.9	73.4 (3)	253.8 (3)	944.9	1,317.3 (3)	50.4	1,318.8 (3)
July	1.1	30.4 (4)	54.2 (3)	379.2	612.9 (4)	18.0	400.4
August	1.1	27.0 (4)	75.3	366.5	585.4 (4)	18.0	266.0
September	1.2	28.0 (3)	85.1	385.3	518.6 (4)	18.2	340.9
3rd Quarter	3.4	85.4 (3)	214.6 (3)	1,131.0	1,716.9 (4)	54.2	1,007.3
October	1.2	30.3 (4)	99.6	351.5	438.2 (4)	19.2	389.4
November	1.1	25.0 (4)	82.6	387.5	310.3 (4)	16.2	324.7
December	1.1	24.1 (4)	104.2	353.4	276.3 (4)	17.8	380.4
4th Quarter	3.4	79.4 (4)	286.4	1,092.4	1,024.8 (4)	53.2	1,094.5
Total, 1947	12.1	292.2 (4)	1,025.0	3,959.1	5,162.6 (4)	203.1	4,490.4

(1) Production data for the period 1939-45 are not available.

(2) Factory Sales.

(3) Revised.

(4) Estimated (see p. 85).

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1947.—*Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt Shingles <sup>(1)</sup>	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1939	25.1	14.5	4,982.6	96.8	23.0	524.1	1,329.5
1940	30.9	10.9	5,758.3	98.6	24.8	613.2	1,790.3
1941	31.4	13.0	6,417.1	87.2	36.5	794.7	1,991.1
1942	27.1	10.2	6,568.9	56.1	22.0	689.9	1,956.2
1943	23.5	10.7	6,740.9	85.9	11.5	862.0	2,098.0
1944	25.8	11.7	6,983.9	85.2	16.1	1,106.6	2,227.5
1945	35.2	13.6	7,179.1 <sup>(2)</sup>	128.8	57.2 <sup>(2)</sup>	1,432.2	2,386.7
1946							
1st Quarter	10.6 <sup>(2)</sup>	2.7	2,039.2	29.3	18.1 <sup>(2)</sup>	402.6 <sup>(2)</sup>	628.0 <sup>(2)</sup>
2nd Quarter	10.9 <sup>(2)</sup>	3.1	2,111.8	36.7	35.0 <sup>(2)</sup>	455.1 <sup>(2)</sup>	762.9 <sup>(2)</sup>
3rd Quarter	10.6 <sup>(2)</sup>	2.0	1,781.8	28.2	11.8 <sup>(2)</sup>	535.7 <sup>(2)</sup>	778.2 <sup>(2)</sup>
4th Quarter	13.4 <sup>(2)</sup>	3.3	1,990.1	37.6	13.4 <sup>(2)</sup>	589.2 <sup>(2)</sup>	862.0 <sup>(2)</sup>
Total, 1946	45.5 <sup>(2)</sup>	11.1	7,922.9	131.8	78.3 <sup>(2)</sup>	1,982.6 <sup>(2)</sup>	3,031.1 <sup>(2)</sup>
1947							
January	4.3 <sup>(3)</sup>	1.2	803.9 <sup>(2)</sup>	12.6	5.2	158.9 <sup>(2)</sup>	274.8 <sup>(2)</sup>
February	4.3 <sup>(3)</sup>	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4 <sup>(3)</sup>	1.5 <sup>(2)</sup>	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0 <sup>(3)</sup>	4.3 <sup>(2)</sup>	2,347.4 <sup>(2)</sup>	40.1	16.1	505.8 <sup>(2)</sup>	932.8 <sup>(2)</sup>
April	7.0 <sup>(3)</sup>	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8 <sup>(4)</sup>	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1 <sup>(4)</sup>	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	15.9 <sup>(3)</sup>	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8 <sup>(4)</sup>	.9	607.5	11.8	8.3	164.4	251.1
August	3.9 <sup>(4)</sup>	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9 <sup>(3)</sup>	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5 <sup>(3)</sup>	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5 <sup>(4)</sup>	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5 <sup>(4)</sup>	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1 <sup>(4)</sup>	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1 <sup>(4)</sup>	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	56.5 <sup>(4)</sup>	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4

1. Includes siding.

2. Revised.

3. Revised estimates.

4. Estimated.

TABLE 28.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1939 — 1947. — *Continued.*  
(In Units Specified)

Period	Iron and Steel Products			Rock Wool Batts	Gypsum Products		
	Cast-Iron Soil Pipe and Fittings	Steel Pipe and Fittings	Wire Nails and Spikes		Gypsum Wallboard	Gypsum Lath <sup>(1)</sup>	Gypsum Plaster
	Thousands of Tons	Thousands of Tons	Thousands of Tons		Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1939	16.5	90.5	66.5	9.1 <sup>(2)</sup>	78.1	—	69.9
1940	23.7	128.0	73.3	20.3 <sup>(2)</sup>	114.5	—	69.9
1941	26.4	158.4	82.6	32.8 <sup>(2)</sup>	154.8	—	80.2
1942	20.9 <sup>(3)</sup>	132.5 <sup>(2)</sup>	74.4	44.7 <sup>(2)</sup>	164.4	—	51.5
1943	14.2	112.2 <sup>(2)</sup>	73.6	41.1	192.2	—	39.9
1944	15.3	128.6 <sup>(3)</sup>	64.9	35.1	179.2	—	65.6
1945	18.5 <sup>(3)</sup>	139.3 <sup>(3)</sup>	70.0	34.4 <sup>(3)</sup>	134.0 <sup>(3)</sup>	59.9	67.1
1946							
1st Quarter	6.4 <sup>(3)</sup>	30.0 <sup>(3)</sup>	17.5	10.7	42.6	20.1	22.4
2nd Quarter	6.2 <sup>(3)</sup>	23.7 <sup>(3)</sup>	18.8	11.8	50.1	20.3	29.3
3rd Quarter	5.3 <sup>(3)</sup>	18.8 <sup>(3)</sup>	7.8	16.4	48.9	22.7	27.9
4th Quarter	6.6 <sup>(3)</sup>	28.7 <sup>(3)</sup>	14.8	17.8 <sup>(3)</sup>	55.2 <sup>(3)</sup>	23.7	30.4
Total, 1946	24.5 <sup>(3)</sup>	101.2 <sup>(3)</sup>	58.9	56.7 <sup>(3)</sup>	196.8 <sup>(3)</sup>	86.8	110.0
1947							
January	2.5	8.1	6.3	7.2	16.8	7.5	9.0
February	2.7 <sup>(3)</sup>	9.2	6.0	6.8	15.1	8.1	9.7
March	2.9	7.1	6.5	7.0	18.6	8.8	10.6
1st Quarter	8.1 <sup>(3)</sup>	24.4	18.8	21.0	50.5	24.4	29.3
April	2.9	10.8	6.6	7.4	18.2	8.9	9.7
May	2.9	8.6	6.7	7.1	18.2	11.6	12.8
June	2.4	6.1	6.2	6.5	16.1	10.3	11.2
2nd Quarter	8.2	25.5	19.5	21.0	52.5	30.8	33.7
July	2.4	7.4	5.6	5.5	16.2	6.8	10.4
August	2.2	4.9	5.8	5.7	18.2	8.2	12.4
September	2.6 <sup>(3)</sup>	8.8	6.9	7.0	17.0	10.7	12.3
3rd Quarter	7.2 <sup>(3)</sup>	21.1	18.3	18.2	51.4	25.7	35.1
October	3.0	9.4	7.4	6.9	19.6	10.7	12.3
November	2.9	8.2	6.7	7.3	20.7	10.9	14.0
December	3.2	4.1	6.6	8.2	19.3	9.7	10.5
4th Quarter	9.1	21.7	20.7	22.4	59.6	31.3	36.8
Total, 1947	32.6	92.6	77.4	82.8	214.1	112.2	134.8

(1) Production data for the period 1939-1944 are not available.

(2) Factory sales.

(3) Revised.

TABLE 28. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1939-1947. — *Continued.*  
(In Units Specified)

Period	Electrical Fixtures <sup>(1)</sup>				Sanitary Ware		
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Bath Tubs	Sinks <sup>(1)</sup>	Wash Basins <sup>(1)</sup>
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Thousands of Units	Thousands of Units	Thousands of Units
1939	—	—	—	—	42.4 <sup>(2)</sup>	—	—
1940	—	—	—	—	48.7 <sup>(2)</sup>	—	—
1941	—	—	—	—	65.3 <sup>(2)</sup>	—	—
1942	—	—	—	—	67.0 <sup>(2)</sup>	—	—
1943	—	—	—	—	31.6 <sup>(2)</sup>	—	—
1944	—	—	—	—	48.9 <sup>(2)</sup>	—	—
1945	—	—	—	—	56.3 <sup>(2)</sup>	—	—
1946							
1st Quarter	611.9	402.6	1,258.6	11.4	14.2 <sup>(3)</sup>	27.1 <sup>(3)</sup>	21.0 <sup>(3)</sup>
2nd Quarter	575.5	484.9	1,124.2	10.0	13.1 <sup>(3)</sup>	27.6 <sup>(3)</sup>	20.0 <sup>(3)</sup>
3rd Quarter	232.5	185.4	362.8	9.4	13.0 <sup>(3)</sup>	21.0 <sup>(3)</sup>	17.4 <sup>(3)</sup>
4th Quarter	388.8	319.9	526.7	14.6	17.6 <sup>(3)</sup>	28.0 <sup>(3)</sup>	20.2 <sup>(3)</sup>
Total, 1946	1,808.7	1,392.8	3,272.3	45.4	57.9 <sup>(3)</sup>	103.7 <sup>(3)</sup>	78.6 <sup>(3)</sup>
1947							
January	166.4	70.9	334.8	6.3	6.0	11.8	7.6
February	163.6	229.3	248.6	5.1	6.0	8.7 <sup>(3)</sup>	7.4
March	165.1	75.4	343.7	5.9	6.5	11.6 <sup>(3)</sup>	7.9
1st Quarter	495.1	375.6	927.1	17.3	18.5	32.1 <sup>(3)</sup>	22.9
April	194.0	234.7	360.7	5.4	7.6	11.2 <sup>(3)</sup>	7.1
May	246.1	135.9	403.9	6.8	7.4	11.3 <sup>(3)</sup>	8.2
June	240.4	225.2	312.9	5.2	6.8	10.3 <sup>(3)</sup>	7.8
2nd Quarter	680.5	595.8	1,077.5	17.4	21.8	32.8 <sup>(3)</sup>	23.1
July	138.4	121.4	388.0	5.0	5.4	6.7 <sup>(5)</sup>	5.8
August	158.7	247.9	356.8	5.6	7.0	6.3 <sup>(3)</sup>	5.9
September	191.9	180.4	423.4	5.8	7.3	8.9 <sup>(3)</sup>	7.8
3rd Quarter	489.0	549.7	1,168.2	16.4	19.7	21.9 <sup>(3)</sup>	19.5
October	262.0	155.9	511.1	5.4	7.8	9.3	9.7
November	223.6	229.2	455.4	5.1	6.3	12.8	8.7
December	194.3	214.9	492.0	5.5	7.0	11.7	7.9
4th Quarter	679.9	600.0	1,458.5	16.0	21.1	33.8	26.3
Total, 1947	2,344.6	2,121.2	4,631.5	67.0	81.1	120.7	91.7

(1) Production data for the period 1939-1945 are not available.

(2) Estimated (see p. 86).

(3) Revised.



TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1946 — 1947.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe * and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	.3	1.8	15.4	16.7	95.5	19.0	2.0	1.0	12.5	13.9	5.6	—(1)
February	.3	2.2	13.1	16.8	81.5	21.4	2.1	1.0	8.9	14.2	5.0	—(1)
March	.6	2.3	17.0	14.0	54.2	24.3	2.3	.7	5.7	12.5	5.4	—(1)
April	1.0	2.1	17.8	12.5	94.4	33.1	2.2	.7	8.2	13.3	8.4	—(1)
May	1.5	1.4	21.3	14.9	90.5	15.3	2.2	.8	10.8	10.4	5.9	—(1)
June	1.5	1.0	23.3	16.9	79.8	22.8	1.9	.7	4.8	7.1	5.9	—(1)
July	1.4	.7	27.7	16.6	64.2	7.0	1.5	.9	5.9	6.6	3.4	—(1)
August	1.2	.5	28.2	17.6	58.1	8.1	1.6	1.1	7.0	9.1	2.6	—(1)
September	1.1	.4	26.1	18.6	77.1	18.6	1.9	1.2	6.9	6.5	2.4	2.0
October	1.2	.2	28.6	17.2	67.0	11.6	2.2	1.3	8.1	8.2	3.1	2.2
November	.9	.3	26.4	16.1	91.4	17.5	2.1	1.3	8.1	8.3	5.3	3.0
December	.5	.5	20.5	17.1	70.2	20.2	2.1	1.3	4.5	13.5	5.6	3.0
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	.7	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	11.7	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4

(1) Not available.

TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1946 — 1947.—Continued.  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	4.4	2.3	9.3	3.0	13.1	1.5	6.7	.5	6.5	.8	3.2	.2
February	4.4	2.3	9.7	3.7	13.6	1.3	5.7	1.6	6.3	.9	3.4	.3
March	4.9	2.0	8.6	3.7	16.0	1.5	7.2	.8	9.6	.6	4.0	.2
April	4.7	1.8	10.7	3.8	15.9	1.2	7.0	1.0	8.7	.6	3.7	.2
May	4.6	1.3	10.0	2.5	17.7	1.7	7.0	.5	10.6	.5	2.9	.2
June	4.6	1.5	8.9	2.7	16.3	1.5	6.3	.8	10.0	.5	4.2	.1
July	4.0	1.2	7.3	2.4	15.8	1.4	6.8	1.1	9.8	.5	4.7	.4
August	3.8	1.4	6.5	8.4	17.4	1.7	7.3	.8	8.6	.4	6.0	.2
September	4.8	1.4	6.4	9.2	15.4	1.9	8.3	1.1	9.4	.1	5.4	.3
October	5.7	2.3	9.1	10.2	19.1	1.7	8.7	1.6	10.2	.5	6.1	.3
November	6.4	1.6	9.5	11.3	19.7	1.0	7.6	1.0	9.9	.6	5.8	.2
December	5.7	1.1	9.5	4.8	16.4	1.8	7.7	.7	10.3	.6	6.0	.4
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.6	10.7	.6	6.9	.5
April	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6

TABLE 29. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1946 — 1947.—Continued.  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1946												
January	218.6	29.7	232.0	0(1)	3.7	.1	.8	.2	10.0	0(1)	2.8	0(1)
February	194.6	23.7	490.5	4.7	3.7	.2	.9	.2	5.3	0(1)	3.4	0(1)
March	206.0	9.1	329.0	44.8	3.1	.1	1.0	.2	10.0	.3	6.8	.2
April	176.4	30.9	327.9	77.5	3.3	.2	1.1	.3	11.4	.2	9.8	.6
May	221.6	19.3	380.2	150.5	3.8	.2	.9	.3	13.3	.2	9.1	.2
June	221.6	7.1	380.2	150.8	3.2	.3	.9	.3	11.7	.7	5.8	.8
July	64.0	7.1	211.6	99.0	2.8	.2	.7	.3	10.7	.3	2.7	.2
August	64.6	9.8	172.0	56.6	3.1	.3	.7	.3	10.5	.5	3.3	.1
September	79.7	17.7	51.3	42.9	3.3	.1	.7	.2	4.2	.6	2.3	.2
October	108.1	31.8	96.0	21.2	4.8	.3	1.0	.2	10.1	.3	4.0	.4
November	141.8	31.2	266.4	42.8	4.9	.3	1.1	.1	16.1	.5	2.9	.2
December	138.2	14.9	181.1	26.5	4.1	1.0	1.2	0(1)	11.2	.1	2.9	.8
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	157.4	20.9	363.6	27.8	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	21.1	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0(1)	11.0	0(1)	8.4	2.3
August	143.2	29.2	343.8	34.6	4.6	.3	1.3	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9

(1) Indicates less than 50 units.

TABLE 30. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1939-1947.  
(In Units Specified)

Period	Glass	Rock Wool	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1939	48.8	.9	1.5	13.1	14,723
1940	22.7	1.0	1.3	14.1	16,506
1941	33.8	1.3	1.5	9.5	7,695
1942	44.1	.8	1.4	5.1	6,420
1943	36.1	.9	1.2	3.3	6,281
1944	45.3	1.3	1.6	9.9	7,465
1945	39.8	4.5	2.9	12.1	8,662 <sup>(1)</sup>
1946					
1st Quarter	7.7	1.9	.7	3.4	2,488
2nd Quarter	9.1	1.6	.9	4.6	2,704
3rd Quarter	11.8	1.1	1.5	5.0	1,868
4th Quarter	15.1	1.3	4.5	5.7	2,376
Total, 1946	43.7	5.9	7.6	18.7	9,437 <sup>(1)</sup>
1947					
January	5.2	.5	1.2	3.4	926
February	3.7	.3	1.2	3.9	922
March	5.8	.6	1.1	4.8	1,042
1st Quarter	14.7	1.4	3.5	12.1	2,890
April	5.6	.3	.6	3.8	1,204
May	7.4	.3	1.0	3.6	1,182
June	4.9	.1	1.1	2.9	1,011
2nd Quarter	17.9	.7	2.7	10.3	3,398
July	7.0 <sup>(1)</sup>	.2	1.1	3.1	1,306 <sup>(1)</sup>
August	5.6	.3	.9	2.8	1,031 <sup>(1)</sup>
September	5.9	.4	.5	2.6	1,504 <sup>(1)</sup>
3rd Quarter	18.5 <sup>(1)</sup>	.9	2.5	8.5	3,841 <sup>(1)</sup>
October	6.6	.5	.6	3.7	1,098
November	7.0	.5	.6	3.6	1,201
December	5.5	.3	.2	1.7	1,013
4th Quarter	19.1	1.3	1.4	9.0	3,312
Total, 1947	70.2	4.3	10.1	39.9	13,442

(1) Revised.

TABLE 31. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1939-1947.  
(In Units Specified)

Period	Lumber	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1939	2,202.0	1.3	8,053.7	44.6	1,560
1940	2,545.8	1.8	8,271.6	72.9	2,325
1941	2,297.3	1.9	10,656.2	85.3	2,260
1942	2,179.0	1.4	1,457.2	52.3	1,903
1943	1,740.6	1.7	869.0	33.4	1,867
1944	1,881.9	2.0	1,335.4	34.5	2,534
1945	2,000.5 <sup>(1)</sup>	3.7	813.6	45.3	3,973
1946					
1st Quarter	426.3	.5	383.6	7.0	830
2nd Quarter	389.0	2.3	369.3	4.5	958
3rd Quarter	564.2	2.1	515.4	12.8	1,183
4th Quarter	703.8	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	6.1	1,270.5	36.1	4,407
1947					
January	180.4	.4	0	3.8	529
February	205.3	.1	2.7	3.2	366
March	234.7	.1	3.9	1.7 <sup>(1)</sup>	573
1st Quarter	620.4	.6	6.6	8.7 <sup>(1)</sup>	1,468
April	207.1	.1	1.4	3.0	471
May	168.7	.4	4.5	8.3 <sup>(1)</sup>	774
June	194.0	.3	.3	5.3	1,008
2nd Quarter	569.8	.8	6.2	16.6 <sup>(1)</sup>	2,253
July	210.5	.4	2.7	5.3	519
August	227.7 <sup>(1)</sup>	.5	2.2	4.3	592
September	259.3	.4	4.3	4.2 <sup>(1)</sup>	561
3rd Quarter	697.5 <sup>(1)</sup>	1.3	9.2	13.8 <sup>(1)</sup>	1,672
October	317.0	.5	2.6	3.8	767
November	236.2	.6	7.3	4.5	614
December	294.1	.4	0	3.7	572
4th Quarter	847.3	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	4.2	31.9	51.1	7,346

(1) Revised.



SECTION 6  
BUILDING LABOUR

TABLE 32. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND  
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,<sup>(1)</sup>  
1939 — JANUARY, 1948.

Period	Building Industry			Indexes of Employment 1935-1939 = 100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1939	26,338	— <sup>(2)</sup>	— <sup>(2)</sup>	105.9	104.9
1940	35,869	— <sup>(2)</sup>	— <sup>(2)</sup>	142.4	114.4
1941	60,531	— <sup>(2)</sup>	— <sup>(2)</sup>	238.0	140.3
1942	68,675	2,142	31.20	269.4	160.0
1943	69,866	2,424	34.85	273.3	169.6
1944	41,721	1,422	34.12	162.6	168.5
1945	44,932	1,533	34.03	173.7	161.3
1946—January	53,774	1,571	29.21	206.2	154.9
February	54,050	1,828	33.83	207.1	154.0
March	52,812	1,826	34.57	201.8	153.8
April	55,083	1,905	34.58	210.0	155.6
May	58,566	1,956	33.40	223.3	155.9
June	64,018	2,093	32.70	243.8	156.5
July	69,201	2,311	33.40	263.6	159.9
August	72,849	2,522	34.62	276.9	159.1
September	74,336	2,572	34.60	282.5	161.6
October	74,569	2,659	35.66	282.5	164.0
November	77,710	2,768	35.61	293.1	168.3
December	77,661	2,752	35.44	292.4	171.0
Annual Average	65,386	2,230	33.97	248.6	159.5
1947—January	71,688	2,222	30.99	268.1	166.7
February	72,362	2,583	35.69	269.7	166.4
March	73,800	2,730	36.99	274.6	166.1
April	76,642	2,765	36.07	285.1	166.4
May	79,900	2,995	37.48	297.0	165.4
June	85,588	3,174	37.08	317.6	169.9
July	91,040	3,367	36.98	338.3	174.5
August	97,692	3,755	38.44	358.2	177.4
September	101,173	3,907	38.61	370.0	177.9
October <sup>(3)</sup>	103,050	4,095	39.73	376.3	179.4
November	104,529	4,205	40.23	381.8	182.2
December	100,021	4,063	40.62	364.9	183.8
Annual Average <sup>(4)</sup>	88,124	3,322	37.41	325.1	173.0
1948—January <sup>(4)</sup>	90,247	3,204	35.50	329.2	178.4

(1) As reported by employers with 15 or more employees.

(2) Not available.

(3) Revised.

(4) Preliminary

TABLE 33. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,<sup>(1)</sup>  
1945 — JANUARY, 1948.

Period	Number of Hourly (2) Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945	33,770	40.4	1,364	80.9	32.68
1946—January	42,877 <sup>(3)</sup>	32.5	1,393 <sup>(3)</sup>	82.3	26.75
February	43,416 <sup>(3)</sup>	38.8	1,686 <sup>(3)</sup>	82.8	32.13
March	42,277 <sup>(3)</sup>	39.8	1,685 <sup>(3)</sup>	83.1	33.07
April	44,451 <sup>(3)</sup>	40.2	1,785 <sup>(3)</sup>	82.3	33.08
May	47,239 <sup>(3)</sup>	38.7	1,828 <sup>(3)</sup>	82.0	31.73
June	51,840 <sup>(3)</sup>	37.4	1,938 <sup>(3)</sup>	82.2	30.74
July	56,142 <sup>(3)</sup>	38.4	2,158 <sup>(3)</sup>	82.8	31.80
August	58,935 <sup>(3)</sup>	40.4	2,381 <sup>(3)</sup>	82.7	33.41
September	60,391 <sup>(3)</sup>	39.5	2,386 <sup>(3)</sup>	83.7	33.06
October	60,463 <sup>(3)</sup>	40.1	2,424 <sup>(3)</sup>	85.3	34.21
November	63,261 <sup>(3)</sup>	39.7	2,511 <sup>(3)</sup>	85.8	34.06
December	63,492 <sup>(3)</sup>	39.5	2,505 <sup>(3)</sup>	86.0	33.97
Annual Average	52,899 <sup>(3)</sup>	38.7	2,057 <sup>(3)</sup>	83.4	32.28
1947—January	57,613 <sup>(3)</sup>	32.8	1,888 <sup>(3)</sup>	86.3	28.31
February	58,394 <sup>(3)</sup>	38.9	2,270 <sup>(3)</sup>	87.6	34.08
March	60,545 <sup>(3)</sup>	40.1	2,427 <sup>(3)</sup>	88.2	35.37
April	62,639 <sup>(3)</sup>	38.9	2,436 <sup>(3)</sup>	88.1	34.27
May	65,896 <sup>(3)</sup>	39.7	2,618 <sup>(3)</sup>	89.3	35.45
June	70,463 <sup>(3)</sup>	39.1	2,755 <sup>(3)</sup>	90.9	35.54
July	75,277 <sup>(3)</sup>	38.8	2,917 <sup>(3)</sup>	90.7	35.19
August	81,058 <sup>(3)</sup>	40.5	3,285 <sup>(3)</sup>	91.4	37.02
September	84,176 <sup>(3)</sup>	40.0	3,364 <sup>(3)</sup>	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average <sup>(4)</sup>	72,738	39.2	2,867	91.0	35.77
1948—January <sup>(4)</sup>	73,967	34.3	2,537	96.8	33.20

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 86).

(3) Revised.

(4) Preliminary.

TABLE 34. — EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — NOVEMBER, 1947.<sup>(1)</sup>  
(In Thousands)

Week Ending	Persons Employed		Persons Unemployed	
	Construction Industry	All Industries	Construction Industry	All Industries
1945—November 17	184	4,326	13	172
1946—February 23	154	4,312	21	213
June 1	241	4,702	8	126
August 31	267	4,860	9	117
November 9	244	4,733	13	115
1947—March 1	187	4,565	21	141
May 31	254	4,821	8	91
August 16	283	5,008	8	73
November 8	284	4,847	12	87

(1) Estimates (see p. 87).

TABLE 35. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, DECEMBER, 1944 — JANUARY, 1948.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1944 December	566	127	1,416	2,070	324	915	119	48	554	367	288	260	3,267	3,787	1,915	597	5,182	4,384
1945 March	338	283	2,546	3,430	1,121	872	158	59	638	480	476	361	5,277	5,485	3,364	1,025	8,641	6,510
June	796	95	5,307	1,551	2,337	574	169	30	595	330	1,005	198	10,209	2,778	6,367	1,471	16,576	4,249
September	1,098	97	5,558	2,447	1,005	988	261	69	598	598	1,116	336	9,636	4,535	6,067	2,131	15,703	6,666
December	743	167	1,379	5,302	206	2,939	96	73	263	1,216	221	632	2,908	10,329	998	2,004	3,906	12,333
1946 March	689	254	1,682	9,497	641	3,357	162	92	237	1,806	370	1,137	3,781	16,143	1,696	2,786	5,477	18,929
June	949	120	3,334	3,073	839	809	218	56	270	1,027	592	512	6,202	5,597	3,074	2,125	9,276	7,722
September	850	114	3,168	1,963	373	885	189	37	365	739	489	288	5,434	4,026	4,125	1,728	9,559	5,754
December	783	222	847	4,970	59	3,369	159	81	295	926	172	712	2,315	10,280	1,288	1,865	3,603	12,145
1947 January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
February	631	352	758	8,952	127	3,489	161	80	220	700	102	1,251	1,999	14,824	1,016	9,285	3,015	24,109
March	804	299	1,142	7,971	230	2,760	212	72	243	686	176	1,064	2,807	12,852	1,642	8,666	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,370	7,597	6,809	17,645
May	659	121	2,322	3,317	663	851	190	24	309	555	459	466	4,602	5,334	6,619	4,540	11,221	9,874
June	674	90	2,864	1,912	578	547	139	32	383	397	511	299	5,149	3,277	3,342	3,964	11,494	7,241
July	650	56	3,152	1,362	507	537	148	12	349	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
August	687	49	3,068	1,147	404	556	170	19	463	280	514	244	5,306	2,295	7,892	2,578	13,198	4,873
September	567	54	3,236	1,195	253	675	246	5	582	245	499	241	5,383	2,415	9,853	2,289	15,232	4,704
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,966	2,642	11,822	5,585
November	482	110	1,101	2,810	112	1,873	201	21	379	319	226	458	2,501	5,591	2,460	4,096	4,961	9,687
December	336	293	431	6,654	45	2,946	127	53	324	521	132	947	1,395	11,414	614	7,263	2,009	18,677
1948 January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162

TABLE 36. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1939 — 1947.

Period	Bricklayers, Masons, and Plasterers	Carpenters and Joiners	Painters, Decorators, and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1939	37.5	28.0	34.8	21.1	7.4	46.6	29.1
1940	29.2	18.0	16.0	12.2	2.8	27.8	18.2
1941	20.9	13.2	6.4	4.0	.4	16.7	11.4
1942	16.8	8.1	3.7	3.4	.4	9.7	7.6
1943	8.8	4.8	.7	1.1	0	4.9	4.0
1944	8.1	3.0	.8	1.4	.5	1.9	2.7
1945							
March	8.4	1.7	.2	1.1	0	1.5	1.9
June	.9	.2	0	.1	0	.6	.3
September	.4	.6	.1	5.0	4.0	1.2	1.5
December	2.7	3.6	5.0	4.7	2.5	2.9	3.5
Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946							
March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2

(1) For coverage, see p. 87.



TABLE 37. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND  
ESTABLISHING BENEFIT YEARS, CANADA,  
1942 — 1947.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers(1)	Total Construction Workers
1942	—	—	—	—	—	—	—	—
1943	—	—	—	—	—	—	—	—
1944	532	5,396	1,259	67	906	695	646	4,512
1945	410	7,588	4,333	81	1,550	2,761	842	9,501
1946—								
January	111	3,009	1,062	57	294	380	258	5,171
February	69	2,380	733	26	315	393	244	4,160
March	40	1,533	386	17	316	426	159	2,877
April	9	508	159	5	168	226	54	1,129
May	7	359	104	3	111	184	39	807
June	6	392	78	2	111	147	36	772
July	9	222	119	2	79	148	48	627
August	7	244	169	2	76	130	41	669
September	6	287	288	3	62	162	47	855
October	2	307	444	8	83	203	44	1,091
November	19	695	922	10	72	128	92	1,938
December	31	1,878	1,154	15	117	155	187	3,537
Total, 1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947—								
January	83	3,376	1,192	37	231	233	351	5,503
February	73	2,474	667	23	230	222	208	3,897
March	50	1,726	373	14	237	203	102	2,705
April	13	856	242	8	170	198	51	1,538
May	11	463	153	5	127	125	56	1,940
June	3	278	75	6	89	99	48	598
July	7	198	85	1	69	116	20	496
August	5	146	81	5	57	82	26	402
September	10	202	147	4	56	100	21	540
October	9	325	381	4	51	131	33	934
November	22	907	798	14	98	171	126	2,136
December	81	2,116	1,013	31	233	204	258	3,936
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.  
(2) Not available.

TABLE 38. — VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1944 — 1947.<sup>(1)</sup>

Trade and Type of Training	Dec. 31, 1944	Dec. 31, 1945	Dec. 31, 1946	March 31, 1947	June 30, 1947	Sept. 30, 1947	Dec. 31, 1947
Bricklaying							
Vocational	2	129	386	460	255	129	133
Apprenticeship	3	77	263	463	547	612	677
Total	5	206	649	923	802	741	810
Carpentry							
Vocational	63	729	1,103	919	371	226	177
Apprenticeship	5	291	1,021	1,302	1,421	1,499	1,566
Total	68	1,020	2,124	2,221	1,792	1,725	1,743
Painting and Decorating							
Vocational	4	133	206	157	78	22	16
Apprenticeship	2	67	443	323	315	318	323
Total	6	200	649	480	393	340	339
Plastering							
Vocational	0	48	34	57	29	4	7
Apprenticeship	0	36	129	182	185	213	237
Total	0	84	163	239	214	217	244
Plumbing and Steam Fitting							
Vocational	9	303	410	351	185	87	71
Apprenticeship	7	395	1,097	1,297	1,396	1,519	1,601
Total	16	698	1,507	1,648	1,581	1,606	1,672
Electrical							
Vocational	64	706	834	740	323	239	215
Apprenticeship	24	470	1,017	1,212	1,275	1,334	1,373
Total	88	1,176	1,851	1,952	1,598	1,573	1,588
Sheet Metal							
Vocational	12	238	131	122	50	14	20
Apprenticeship	4	193	409	558	571	599	636
Total	16	431	540	680	621	613	656
All Trades							
Vocational	154	2,286	3,104	2,806	1,291	721	639
Apprenticeship	45	1,529	4,379	5,337	5,710	6,094	6,413
Total	199	3,815	7,483	8,143	7,001	6,815	7,052

<sup>1)</sup> Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 39. — VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER COMPLETING TRAINING SCHOOL COURSES, CANADA, QUARTERLY, 1947.<sup>(1)</sup>

Trade and Type of Training	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	Total 1947
Bricklaying					
Vocational Schools	194	250	170	67	681
Apprenticeship Schools	11	5	6	3	25
Total	205	255	176	70	706
Carpentry					
Vocational Schools	434	532	260	89	1,315
Apprenticeship Schools	53	34	38	11	136
Total	487	566	298	100	1,451
Painting and Decorating					
Vocational Schools	122	85	69	18	294
Apprenticeship Schools	7	10	15	3	35
Total	129	95	84	21	329
Plastering					
Vocational Schools	22	25	27	3	77
Apprenticeship Schools	5	6	1	0	12
Total	27	31	28	3	89
Plumbing and Steam Fitting					
Vocational Schools	243	182	115	40	580
Apprenticeship Schools	27	31	20	19	97
Total	270	213	135	59	677
Electrical					
Vocational Schools	289	396	174	81	940
Apprenticeship Schools	58	61	29	37	185
Total	347	457	203	118	1,125
Sheet Metal					
Vocational Schools	63	81	31	3	178
Apprenticeship Schools	15	20	17	11	63
Total	78	101	48	14	241
All Trades					
Vocational Schools	1,367	1,551	846	301	4,065
Apprenticeship Schools	176	167	126	84	553
Total	1,543	1,718	972	385	4,618

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 40. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1939 — 1947.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1939(1)	8	35	20	6	13	20	17	119	6	125
1940(1)	6	58	16	3	11	21	6	121	15	136
1941(1)	5	59	12	4	11	16	4	111	10	121
1942(1)	6	74	9	1	14	22	1	127	11	138
1943(1)	5	106	13	0	25	18	6	300	6	306
1944(1)	10	166	22	1	34	27	5	265	0	265
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
January	2	25	12	0	5	11	1	56	10	66
February	5	16	10	1	4	25	4	65	7	72
March	4	37	7	2	9	18	4	81	11	92
1st Quarter	11	78	29	3	18	54	9	202	28	230
April	5	60	15	3	7	13	2	105	3	108
May	7	59	16	4	10	40	9	145	12	157
June	6	62	10	0	11	35	2	126	17	143
2nd Quarter	18	181	41	7	28	88	13	376	32	408
July	12	54	16	0	8	25	3	118	19	137
August	26	97	18	5	28	62	22	258	45	303
September	16	77	29	14	20	92	33	281	61	342
3rd Quarter	54	228	63	19	56	179	58	657	125	782
October	30	107	49	4	17	112	31	350	85	435
November	26	117	29	12	24	136	17	361	72	433
December	25	67	30	10	21	84	13	250	329	579
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867

(1) Estimated from fiscal year figures.

TABLE 41. — STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1939 — 1947.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1939	3	42	149	295
1940	6	21	508	1,398
1941	13	212	3,384	9,365
1942	22	27	2,872	3,420
1943	4	4	397	1,186
1944	6	50	427	1,212
1945	5	12	325	2,848
1946—January	1	1	40	200
February	0	—	—	—
March	1	12	100	960
April	3	41	278	2,520
May	2	26	310	2,230
June	0	—	—	—
July	0	—	—	—
August	0	—	—	—
September	2	4	61	213
October	1	1	50	35
November	2	2	77	77
December	1	1	76	300
Total, 1946 <sup>(1)</sup>	12	76	892	6,535
1947—January <sup>(2)</sup>	1	1	13	20
February	1	1 <sup>(2)</sup>	132	396
March	1	1	50	40
April	3	10 <sup>(2)</sup>	269	800
May	11	272	2,998	18,902
June <sup>(2)</sup>	7	85	1,056	3,900
July	2	4 <sup>(2)</sup>	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 <sup>(1)</sup>	32	391	6,057	44,262

- (1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.  
(2) Revised.



SECTION 7  
BUILDING COSTS  
TABLE 42. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,  
1939 — JANUARY, 1948.  
(1935-1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials	Composite Index of All Commodities
1939	105.4	93.6	95.3	95.4	96.4	96.6	100.0	98.9	96.7	102.0	97.8
1940	116.1	95.3	95.3	143.0	96.4	96.6	112.2	107.0	105.4	108.8	107.6
1941	135.2	100.8	100.4	169.5	101.7	104.8	146.1	107.0	117.1	122.1	116.8
1942	149.1	103.1	102.9	172.8	104.4	104.8	147.4	107.0	125.0	131.1	124.1
1943	164.1	103.1	105.1	172.8	104.4	104.8	147.4	107.0	124.8	137.9	129.8
1944	178.6	102.7	108.6	172.8	104.4	104.8	147.4	107.0	124.9	144.8	133.0
1945	179.9	102.1	110.5	172.8	104.4	104.8	147.4	107.0	120.9	144.8	134.4
1946—											
January	181.5	101.8	110.5	172.8	104.4	104.8	147.4	107.0	118.6	145.6	135.7
February	182.2	101.8	110.5	172.8	104.4	110.8	147.4	107.0	118.6	146.0	136.5
March	182.2	101.8	110.5	172.8	104.4	116.8	147.4	107.0	118.6	146.0	137.0
April	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	140.4
May	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	140.9
June	191.0	101.8	110.5	172.8	104.4	123.7	156.8	114.4	118.6	152.6	141.6
July	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	118.6	151.8	142.1
August	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.3	153.3	141.7
September	189.1	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.0	153.6	141.6
October	191.5	101.7	110.5	172.8	104.4	123.7	156.8	114.4	132.6	154.7	143.8
November	200.9	101.7	110.5	172.8	104.4	123.7	156.8	114.4	141.5	160.3	144.8
December	200.9	101.7	110.5	172.8	104.4	123.7	156.8	114.4	144.1	161.2	145.3
Annual Average	190.0	101.8	110.5	172.8	104.4	121.0	154.5	112.5	126.0	152.5	140.9
1947—											
January	212.4	101.7	114.0	172.8	104.4	123.7	173.8	114.4	157.0	168.7	148.2
February	216.4	104.2	114.0	172.8	104.4	123.7	173.8	114.4	173.4	172.4	153.3
March	216.4	104.2	114.0	172.8	104.4	123.7	173.8	121.2	173.4	172.4	156.2
April	216.4	106.1	114.0	172.8	104.4	123.7	173.8	121.2	170.7	173.4	159.5
May	236.8	106.1	125.2	172.8	104.4	123.7	173.8	121.2	170.4	182.3	162.6
June	242.0	106.1	125.2	172.8	104.4	140.9	173.8	121.2	173.3	186.6	165.8
July	243.8	106.1	125.2	182.4	104.4	140.9	173.8	121.2	173.3	188.3	167.5
August	248.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	173.0	190.8	168.7
September	250.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	202.0	194.3	173.6
October	283.9	108.9	125.2	182.4	112.3	149.5	187.8	121.2	202.1	210.9	180.8
November	288.5	109.2	125.2	182.4	112.3	149.5	187.8	134.8	197.2	212.6	184.9
December	291.6	114.0	125.2	182.4	112.3	149.5	187.8	134.8	198.6	215.2	186.2
Annual Average	245.6	107.0	121.5	177.6	106.4	135.9	178.5	122.3	180.4	189.0	167.3
1948—											
January	290.1	114.5	125.2	182.4	112.3	149.5	187.8	134.8	200.1	214.7	190.6

TABLE 43. — AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, (1)  
1939 — 1947.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	All Skilled Construction Workers(2)	Unskilled Construction Workers	All Construction Workers(2)
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1939	.99	.80	.69	.91	.90	.85	.80	.84	.43	.75
1940	1.03	.83	.71	.96	.93	.90	.83	.87	.45	.78
1941	1.09	.89	.76	1.01	1.01	.95	.91	.94	.46	.83
1942	1.12	.94	.80	1.03	1.05	1.00	.93	.98	.53	.88
1943	1.17	1.00	.88	1.09	1.09	1.06	.99	1.03	.61	.93
1944	1.17	1.01	.89	1.10	1.09	1.06	1.00	1.04	.63	.95
1945	1.19	1.03	.90	1.13	1.10	1.08	1.02	1.06	.64	.96
1946(3)	1.33	1.14	.99	1.25	1.23	1.21	1.14	1.18	.68	1.06
1947(4)										
March(3)	1.37	1.15	1.00	1.33	1.23	1.21	1.14	1.20	.70	1.08
June(3)	1.43	1.23	1.05	1.37	1.32	1.26	1.21	1.27	.73	1.14
September(3)	1.46	1.25	1.07	1.38	1.32	1.29	1.24	1.29	.75	1.16
December	1.46	1.26	1.08	1.38	1.40	1.29	1.24	1.30	.76	1.18

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 88).

(2) Weighted averages (see p. 88).

(3) Revised. Data include provision for holiday pay allowances.

(4) Preliminary.

TABLE 44. — INDEXES OF COST OF LIVING AND RENT, CANADA,  
1939 — JANUARY, 1948.  
(1935-1939 = 100)

Period	Cost of Living	Rent
1939.....	101.5	103.8
1940.....	105.6	106.3
1941.....	111.7	109.4
1942.....	117.0	111.3
1943.....	118.4	111.5
1944.....	118.9	111.9
1945.....	119.5	112.1
1946—January.....	119.9	112.3
February.....	119.9	112.3
March.....	120.1	112.3
April.....	120.8	112.3
May.....	122.0	112.6
June.....	123.6	112.6
July.....	125.1	112.6
August.....	125.6	112.6
September.....	125.5	112.6
October.....	126.8	113.4
November.....	127.1	113.4
December.....	127.1	113.4
Annual Average.....	123.6	112.7
1947—January.....	127.0	113.4
February.....	127.8	113.4
March.....	128.9	113.4
April.....	130.6	113.4
May.....	133.1	115.4
June.....	134.9	117.8
July.....	135.9	117.8
August.....	136.6	117.8
September.....	139.4	117.8
October.....	142.2	119.9
November.....	143.6	119.9
December.....	146.0	119.9
Annual Average.....	135.5	116.7
1948—January.....	148.3	119.9

SECTION 8  
BUILDING INDUSTRY

TABLE 45.—FINANCIAL STATISTICS, NINETEEN CONSTRUCTION COMPANIES, CANADA, 1945 AND 1946.  
(\$000)

I. PROFIT STATISTICS, SUMMARY STATEMENT

	1945	1946
(1) Net operating profit before depreciation <sup>(1)</sup> .....	1,559	1,784
(2) Investment and other non operating income.....	133	153
(3) Less depreciation.....	427	552
(4) Less bond interest.....	64	52
(5) Less income and excess profits tax <sup>(2)</sup> .....	487	627
(6) Net income to stockholders.....	714	706
(7) Less refundable portion excess profits tax.....	21	—
(8) Less cash dividends.....	207	281
(9) Undistributed income <sup>(2)</sup> .....	486	425

II. SOURCE AND USE OF FUNDS

	1945	1946
NET SOURCE OF FUNDS		
(1) Undistributed income.....	507	425
(2) Depreciation.....	427	552
(3) Issue of common stock.....	25	—
(4) Increase in funded debt.....	—	520
Total Net Sources of Funds.....	959	1,497
NET USE OF FUNDS		
(1) Investment in plant, property and equipment.....	828	1,488
(2) Investment in inventories.....	729	—139
(3) Investment in other companies.....	—472	252
(4) Investment in refundable excess profits tax.....	21	—
(5) Redemption of funded debt.....	320	—
(6) Increase in miscellaneous assets <sup>(3)</sup> .....	359	—26
(7) Increase in working capital <sup>(4)</sup> .....	—826	—78
Total Net Uses of Funds.....	955	1,497

III. YEAR END BALANCE SHEET

	1945	1946
NET WORKING CAPITAL AND OTHER ASSETS		
(1) Net working capital <sup>(4)</sup> .....	3,726	3,650
(2) Inventories.....	1,427	1,288
(3) Refundable excess profit tax.....	246	246
(4) Plant, property and equipment, net.....	2,985	3,935
(5) Investment in other companies, net.....	1,175	1,437
(6) Goodwill.....	103	103
(7) Miscellaneous assets <sup>(3)</sup> .....	—75	—103
Total.....	9,587	10,556
CAPITAL AND SURPLUS		
(1) Funded debt.....	1,628	2,150
(2) Preferred stock outstanding.....	159	159
(3) Common stock outstanding.....	3,070	3,070
(4) Earned surplus and surplus reserves <sup>(5)</sup> .....	4,730	5,177
Total.....	9,587	10,556

- (1) Excluding capital gains or losses charged to income.  
 (2) Excluding refundable portion of excess profits tax.  
 (3) Less miscellaneous liabilities.  
 (4) Except inventories.  
 (5) Including refundable portion of excess profits tax.

TABLE 46. — BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY  
AND IN ALL INDUSTRIES, CANADA, 1939 — 1947.

Period	Construction Industry			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)
1939	58	401	688	1,109	12,212	15,946
1940	72	672	942	1,003	10,433	13,184
1941	91	538	1,202	918	6,600	9,471
1942	73	526	770	725	7,715	10,709
1943	53	393	576	416	2,275	4,676
1944	32	211	425	273	2,112	4,203
1945	56	248	645	264	1,650	3,792
1946						
1st Quarter	4	11	25	—(2)	—(2)	—(2)
2nd Quarter	6	9	21	—(2)	—(2)	—(2)
3rd Quarter	12	65	133	—(2)	—(2)	—(2)
4th Quarter	13	273	401	—(2)	—(2)	—(2)
Total, 1946	35	358	580	269	3,411	5,984
1947						
1st Quarter	12	101	152	—(2)	—(2)	—(2)
2nd Quarter	18	241	577	—(2)	—(2)	—(2)
3rd Quarter	13	25	69	—(2)	—(2)	—(2)
4th Quarter	10	215	305	—(2)	—(2)	—(2)
Total, 1947	53	581	1,102	509	7,003 <sup>(3)</sup>	11,120 <sup>(3)</sup>

(1) Refers to total number of assignments and receiving orders during period (see p. 89).

(2) Not available.

(3) Preliminary.



TABLE 47. — INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,  
CANADA, 1939 — JANUARY, 1948.  
(1935-1939=100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1939.....	98.3	91.2
1940.....	90.6	74.2
1941.....	78.3	63.9
1942.....	74.5	60.4
1943.....	89.1	78.6
1944.....	92.7	78.8
1945.....	116.0	93.7
1946—January.....	149.0	116.0
February.....	150.5	113.8
March.....	148.6	110.9
April.....	160.6	117.6
May.....	164.0	117.7
June.....	167.0	116.7
July.....	157.3	112.6
August.....	154.1	110.4
September.....	137.1	97.4
October.....	133.9	95.0
November.....	134.9	95.3
December.....	138.4	99.3
Annual Average.....	149.6	108.6
1947—January.....	142.0	99.2
February.....	145.3	102.4
March.....	140.2	99.2
April.....	136.8	97.7
May.....	136.4	97.6
June.....	135.8	98.6
July.....	136.6	100.6
August.....	135.0	98.8
September.....	132.9	97.2
October.....	133.9	99.0
November.....	138.2	101.0
December.....	136.1	100.3
Annual Average.....	137.4	99.3
1948—January.....	132.6	102.0



PART III

SOURCES AND EXPLANATORY NOTES



## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—NUMBER OF NEW HOUSING UNITS COMPLETED, METROPOLITAN, OTHER URBAN, AND RURAL AREAS, CANADA, 1945-1947.

Data for 1945 obtained from *Housing Statistics, 1946*, and for 1946 from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, Public Finance Statistics Division, D.B.S. Data for 1947 obtained by courtesy the Public Finance Statistics Division, D.B.S.

FIGURE 2.—VALUE OF GROSS LOANS APPROVED, NATIONAL HOUSING ACT, 1944, 1946 and 1947.

Chart based on data shown in Table 10.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, 1946 and 1947.

Chart based on data shown in Table 28.

FIGURE 4.—INDEXES OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES IN THE CONSTRUCTION INDUSTRY, 1919-1947.

Data on building material prices obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Data converted from a 1926 to a 1935-1939 base. Index of wage rates, 1919-1946, obtained from *Wages and Hours of Labour in Canada*, Department of Labour, 1943, 1945 and 1946. Index for 1947 estimated from the 1946 and 1947 hourly rates for 'all construction workers', as shown in Table 43.

### PART II TABULAR MATERIAL

TABLE 1.—TOTAL POPULATION, BIRTHS, DEATHS, MARRIAGES, DIVORCES AND IMMIGRATION, CANADA, 1939-1947.

Data for marriages, births, deaths and divorces obtained by courtesy the Social Welfare Statistics Division, D.B.S. Data for total population and immigration obtained by courtesy the Census Division, D.B.S.

TABLE 2.—BIRTH, DEATH, MARRIAGE AND DIVORCE RATES, CANADA, 1939-1946.

Rates calculated on the basis of total population as at June 1 for each year, as provided by courtesy the Census Division, D.B.S. Marriage and divorce rates based on data in Table 1. Birth and death rates based on data provided by courtesy the Social Welfare Statistics Division, D.B.S.

TABLE 3.—REGISTRATIONS OF BIRTHS, DEATHS, AND MARRIAGES, IN CITIES, TOWNS AND VILLAGES WITH POPULATIONS OF 10,000 AND OVER, CANADA, 1939-1947.

Data obtained from monthly issues of *Registration of Births, Deaths, and Marriages*, Social Welfare Statistics Division, D.B.S.

At the time of the 1941 Census the centres covered by this series had a population of 4,433,446 representing 38.5 per cent of the total population of Canada.



TABLE 4. NUMBER OF NEW HOUSING UNITS COMPLETED, URBAN AND RURAL, CANADA, 1945-1947.

Data obtained from same sources as shown for figure 1.

TABLE 5.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY NUMBER OF MONTHS UNDER CONSTRUCTION, CANADA, 1946 AND 1947.

Data provided by courtesy the Housing Statistics Section, Central Research and Development Division, D.B.S.

TABLE 6.—NUMBER OF HOUSING UNITS UNDER CONSTRUCTION AT END OF YEAR, BY TYPE OF HOUSING UNIT, CANADA, 1946 AND 1947.

Data for 1946 obtained from *Statistical Report on Unfinished Dwellings in Canada, December 31, 1946*. D.B.S.

Data for 1947 provided by courtesy the Housing Statistics Section, Research and Development Division, D.B.S.

TABLE 7. NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946 AND 1947.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 8.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1940-1947.

Data for 1940—February, 1947 obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandizing Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S.

The classification according to type of construction was begun in 1940. The series on the number of dwelling units was not commenced until 1942. The number of new dwelling units includes conversions.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

Data for December, 1947, based on returns from 202 municipalities.

TABLE 9.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1939—JANUARY, 1948.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in the months of March, June, September and December, in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—JANUARY, 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 11.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, AND TOTAL NET LOANS, CANADA, 1946 AND 1947.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 12.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, 1946 AND 1947.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 13.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946-1947.

Data compiled by the Mortgage Division, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—1947.

Data compiled by the Emergency Shelter Division, C.M.H.C. The number of housing units completed to the end of 1946 as shown in Table 14, differs from the figure shown by footnote on p. 57 of the *Annual Report, 1947*, C.M.H.C., because certain units which have been closed down subsequent to their completion were not included in the latter figure.

TABLE 15.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL 1941—1947.

Data to the end of 1946 compiled by Wartime Housing Limited.

Data for 1947 compiled by the Wartime Housing Division, C.M.H.C.

Data in Table 15 do not cover the construction of Emergency Shelter units by the Wartime Housing Division.

Revised data on construction expenditures for the first three quarters of 1947 were provided by Wartime Housing Division, C.M.H.C. These include expenditure recoverable from other government departments and municipalities in the amount of \$808,000 for 1947.

In previous issues of *Housing in Canada* the number of projects for the period 1945-1947 referred to the number of projects in which units had been completed. These have been revised in the present issue and refer now to the number of projects completed.

The monthly distribution of housing units completed during the first three quarters of 1947 have been revised in the light of data provided by the Construction Division, Program Section, C.M.H.C.

TABLE 16.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JANUARY, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

Data for the number of units under contract differs from the data on dwelling units under construction as shown in the *Annual Report, 1947*, C.M.H.C. In the latter report the number of units under construction excludes those units for which contracts have been let but whose excavations are not yet completed.

TABLE 17.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, YEAR ENDS, 1946 AND 1947.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 18.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942 NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943-1947.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of 1947. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 19.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23 1943-1947.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 20. ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 21.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929-1947.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 22.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945-1947.

Data compiled by the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 23.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945-1947.

Data to July, 1947, compiled by the Economic Research Branch, Department of Reconstruction and Supply. Data for August—December, 1947 compiled by Priorities Branch, Department of Reconstruction and Supply.

TABLE 24.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE—DECEMBER, 1947.

Data compiled by Economic Research Division, C.M.H.C.

TABLE 25.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947.

Data compiled by the Economic Research Division, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 26. GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation. Source is the same as for Table 25.

TABLE 27.—LOANS FOR BUILDING PURPOSES AND OTHER LOANS MADE BY CHARTERED BANKS, CANADA, 1939-1947.

Data obtained from monthly issues of *Statistical Summary*, Bank of Canada.

This classification of bank loans in Canada was commenced in 1934 in pursuance of an amendment to the Bank Act of 1934, and is prepared on the basis of loans outstanding



as at October 31 of each year during the period 1939-1946 and as at September 30 in 1947. 'Building Loans' refers to loans to building contractors and other persons or firms for building purposes.

TABLE 28.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1939-1947.

Sources of data for building materials listed in Table 28 are as follows:

**Cement:**

- 1939—1941 *Manufacturers of the Non-Metallic Minerals in Canada, 1940-41*, D.B.S., p. 30.
- 1942 *The Cement Manufacturing Industry in Canada, 1942*, D.B.S., p. 5.
- 1943—1944 *The Cement Manufacturing Industry in Canada, 1944*, D.B.S., p. 5.
- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Building Brick:** Data relate to face and common clay brick.

- 1939—1943 *The Clay and Clay Products Industry in Canada, 1943*, D.B.S., p. 7
- 1944 *Monthly Report on Clay Products, December, 1945*, D.B.S., p. 2.
- 1945 *The Clay and Clay Products Industry in Canada, 1946*, D.B.S., p. 4.
- 1946—1947 Estimates prepared by Economic Research Division C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1947 shown in *Canadian Statistical Review, January, 1948*, D.B.S., p. 76, represent production of these firms only.

**Sawn Lumber:**

- 1939 *The Lumber Industry in Canada, 1938-1939*, D.B.S., p. 21.
- 1940—1941 *Preliminary Report, The Lumber Industry in Canada, 1941*, D.B.S., p. 5.
- 1942 *Preliminary Report, The Lumber Industry in Canada, 1943*, D.B.S., p. 5.
- 1943—1944 *Preliminary Report, The Lumber Industry in Canada, 1944*, D.B.S., p. 5.
- 1945 By courtesy of the Timber Controller, Department of Reconstruction and Supply.
- 1946 *Production, Shipments and Stocks on Hand of Sawmills, January 1947*, D.B.S., p. 4.
- 1947 Estimates prepared by Forest Products Statistics Section, D.B.S.

**Wood Fibre Insulating Board:**

- 1939—1945 By courtesy the Forest Products Statistics Section, D.B.S.
- 1946—1947 *Monthly issues Rigid Insulating Board Industry*, D.B.S.

**Builders' Hardware:**

- 1939—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 110.
- 1943—1945 Annual issues *The Hardware, Tools and Cutlery Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Cast-Iron Soil Pipe and Fittings:**

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 118.
- 1940—1943 *Special Statement on Iron and Steel Pipes and Tubing, 1943*, D.B.S., p. 1.
- 1944—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Steel Pipe and Fittings:**

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 117.
- 1940—1943 *Special Statement on Iron and Steel Pipe and Tubing, 1943*, D.B.S., p. 1.
- 1944—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Wire Nails and Spikes:**

- 1939 *Iron and Steel and Their Products in Canada, 1938-1939*, D.B.S., p. 100.
- 1940—1942 *Iron and Steel and Their Products in Canada, 1940-1942*, D.B.S., p. 97.
- 1943—1944 *Special Statement, Wire Nails and Cut Nails of Iron and Steel, 1944*, D.B.S., p. 1.
- 1945—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Rock Wool Batts:**

- 1939—1945 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Wallboard:**

- 1939—1945 Annual issues *The Gypsum Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Plaster:**

- 1939—1945 Annual issues *The Gypsum Industry in Canada*, D.B.S.
- 1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Warm Air Furnaces:

1939—1946 *Special Statement on Warm Air Furnaces, 1946, D.B.S., p. 1.*

1947 Monthly estimates prepared by Economic Research Division, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

### Domestic Heating Boilers:

1939—1945 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada, D.B.S.*

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Cast-Iron Radiators:

1939—1945 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada, D.B.S.*

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Hot Water Storage Tanks:

1939—1945 *The Sheet Metal Products Industry in Canada, 1945, D.B.S., p. 7.*

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Electric Hot Water Tank Heaters:

1939—1945 Annual issues *The Cooking and Heating Apparatus Industry in Canada, D.B.S.*

1946—1947 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Asphalt Shingles:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945, D.B.S.*

1943—1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*

1946—1947 By courtesy the Forest Products Statistics Section, D.B.S.

### Asphalt Rolls:

1939 By courtesy the Forest Products Statistics Section, D.B.S.

1940—1942 *Asphalt Roofing Industry, December, 1945, D.B.S.*

1943—1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*

1946—1947 By courtesy the Forest Products Statistics Section, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical fixtures, sanitary ware, and gypsum lath obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production 1939-1945 estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

### TABLE 29.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1946—1947.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### TABLE 30.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939—1947.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

### TABLE 31.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1939—1947.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber. Data shown in *Canadian Statistical Review, January, 1948, D.B.S., p. 77* include planks and boards only.

### TABLE 32.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1939—JANUARY, 1948.

Compiled by the Employment Statistics Section, D.B.S. from reports made by employers with 15 or more employees. Index of employment converted from a 1926 to 1935-1939 base.

### TABLE 33.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—JANUARY, 1948.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers, with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings, D.B.S.* Data on the number of hourly wage-earners from January, 1945, to September, 1947, are revised in this issue, in accordance with figures provided by courtesy the Employment Statistics Section,



D.B.S. Corresponding data for the total number of hours worked per week, obtained by multiplying the number of hourly wage-earners by the average number of hours worked per week, have also been revised.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is less than the number of persons employed as shown in the preceding table, number 32.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 34.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—NOVEMBER, 1947.

The data in this table are based on the results of sample survey undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in table 34 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 34, includes engineering as well as building construction, whereas the preceding tables, numbers 32 and 33, cover the building industry only.

TABLE 35.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, DECEMBER, 1944—JANUARY, 1948.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 36.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1939—1947.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 34, 35, and 37.

TABLE 37. NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1942—1947.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S.

A person who has made at least 180 days contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may

be used as an index of unemployment supplementary to data shown in Tables 34, 35, and 36.

The chief limitations of the data in Table 37 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 38.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1944—1947.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 39.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER COMPLETING TRAINING SCHOOL COURSES, CANADA, QUARTERLY, 1947.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 40.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1939-1947.

Compiled by the Economic Research Division, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

Data for calendar years 1939-1944 estimated from actual figures for fiscal years.

TABLE 41.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1939-1947.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 42.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1939—JANUARY, 1948

Composite indexes of wholesale prices of building materials and all commodities obtained from monthly issues of *Prices and Prices Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1935-1939 base.

- (1) Brick index refers to 'dry-pressed face to No. 1, F.O.B. Works, Montreal'.
- (2) Glass index refers to '188, single diamond, 40 U.I.'
- (3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.
- (4) Steel pipe index refers to 'steel pipe, butweld, 1" diam., basing point wholesale to distributors'.
- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.
- (7) Composite Index of All Commodities is based on 510 commodities.

TABLE 43.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1939-1947.

Data for the period 1939-1945 based on wage rates published in *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 based on rates provided by courtesy the Research and Statistics Branch, Department of Labour. Quarterly data for 1947 based on rates provided by courtesy the Industrial Relations Branch, Department of Labour.

The rates shown for 1946 and 1947 have been revised to cover holiday pay allowances provided for construction workers in accordance with provincial legislation and union agreements across Canada.

Rates shown in Table 43 represent averages of rates in 15 Canadian cities and their environs, weighted according to the number of housing unit completions in each city during 1946. The cities covered, and their weights expressed in percentage terms are as follows: Calgary, 5 per cent; Edmonton, 4 per cent; Halifax, 3 per cent; Hamilton, 3 per cent; London, 4 per cent; Montreal, 17 per cent; Ottawa, 7 per cent; Quebec, 5 per cent;

Regina, 2 per cent; St. John, 1 per cent Toronto, 19 per cent; Vancouver, 13 per cent; Victoria, 4 per cent; Windsor, 3 per cent; Winnipeg, 10 per cent.

The rates for 'all construction workers' and 'skilled construction workers' represent averages of the trade rates, weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, O. J. Firestone, King's Printer, 1943, p. 29. The percentage weights are as follows: bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

As this method of weighting differs from that used in calculating the Department of Labour's index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 43 are apt to differ somewhat, but not materially, from variations in the annual index as prepared by the Department of Labour. The quarterly data for 1947 are preliminary, and subject to revision with the issuance of the Department of Labour's annual rates for 1947.

TABLE 44.—INDEXES OF COST OF LIVING AND RENT, CANADA, 1939—JANUARY, 1948.

Data for the period 1939-1943 obtained from *Prices and Price Indexes, 1913-1943*, D.B.S.

Data for 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 45.—FINANCIAL STATISTICS, NINETEEN CONSTRUCTION COMPANIES, CANADA, 1945 AND 1946.

Data compiled by the Economic Research Division, C.M.H.C. from financial statements filed with the Secretary of State Department by 19 construction companies. Since 1936, organizations incorporated as public companies under the Dominion Companies Act have been required to file annual financial statements with the Secretary of State.

The presentation of this table is experimental in view of the fact that the 19 companies for which financial statements were available represent but a small segment of the construction industry in Canada. For the time being only tentative conclusions concerning the financial status of the construction industry can be drawn from the data. The data are similar in form to those shown in the *Statistical Summary*, Bank of Canada, January, 1948, pp. 9-14, giving financial information with respect to several groups of industry other than construction.

TABLE 46.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1939-1947.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data in Table 46 do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 46 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 46.

The classification of bankruptcies in the construction industry, as shown in Table 46 covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 47.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1939—JANUARY, 1948.

Data for the period 1939-1943 obtained from *Prices and Prices Indexes, 1913-1943*, D.B.S.

Data for the period 1944-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 15 stocks during 1939-1943 and 16 during 1944-1948.

(2) All industrial index based on 87 stocks during 1939-1943, 74 during 1944-1947 and 76 for January, 1948.





## INDEX OF CONTENTS

NOTE.—*Page numbers in heavy type refer to subject matter in the Factual Summary, while those in lighter type refer to Tabular Material.*

	PAGE
Apprenticeship training, construction trades.....	20, 68, 69
Approved priorities, building materials.....	14, 47
Armed service married quarters.....	14, 44
Bank loans for building purposes.....	15, 52
Bankruptcies:	
building industry.....	23, 76
all industries.....	23, 76
Benefit years established, construction trades.....	20, 67
Births.....	9, 27
Birth rates.....	9, 28
Building costs:	
labour.....	21, 22, 72
materials.....	21, 22, 73
Building industry:	
bankruptcies.....	23, 76
common stock prices, building material companies.....	24, 77
financial statistics, public construction companies.....	23, 75
Building labour:	
apprenticeship training.....	20, 68, 69
earnings.....	19, 62, 63
employment.....	19, 62-64
hourly wage rates.....	22, 73
immigration.....	20, 70
strikes.....	20, 21, 71
unfilled vacancies.....	19, 65
unplaced applicants.....	19, 65
vocational training.....	20, 68, 69
Building loans, banks.....	15, 52
Building materials:	
exports.....	16, 61
imports.....	16, 60
prices.....	21, 72
production.....	15-18, 53-56
sales.....	16, 57-59
stocks.....	16, 18, 57-59
Building permits issued, residential.....	32
Canadian Farm Loan Act, 1927.....	14, 45
Common stock prices.....	24, 77
Completions of housing units.....	9, 10, 30
Construction industry:	
employment.....	19-21, 64
unemployment.....	19, 20, 64
unemployment, trade unions.....	19, 20, 66
Contracts awarded, residential.....	33
Cost of living.....	23, 74
Deaths.....	9, 27
Death rates.....	9, 28
Divorce.....	9, 27
Divorce rates.....	9, 28
Double depreciation on rental housing projects.....	14, 15, 48



	PAGE
Earnings of labour, building industry.....	19, 62, 63
Emergency Shelter.....	14, 38
Employment:	
building industry.....	19 21, 62
construction industry.....	19-21, 64
all industries.....	19, 64
Exports of building materials.....	16, 61
Farm housing:	
Canadian Farm Loan Act, 1927.....	14, 45
Farm Improvement Loans Act, 1944.....	14, 46
Veterans' Land Act, 1942.....	13, 42, 43
Farm Improvement Loans Act, 1944.....	14, 46
Financial statistics, public construction companies.....	23, 75
Gross loans, N.H.A., 1944.....	11, 12, 34-36
Home Extension Loan Guarantees, N.H.A. 1944.....	37
Hourly wage rates, construction workers.....	23, 73
House-building activity.....	9, 10, 30
Housing units:	
carry-over, 1947.....	9, 10, 30, 31
completions.....	9, 10, 30, 31
completion time.....	22
starts.....	10, 30, 31
Immigration:	
construction workers.....	20, 70
war brides.....	9, 27
Imports, selected building materials.....	16, 60
Indexes:	
all commodity prices.....	22, 72
building material prices.....	22, 72
common stock prices.....	24, 77
cost of living.....	23, 74
employment, all industries.....	19, 62
employment, building industry.....	19, 62
rent.....	23, 74
Labour market.....	19, 20
Marrians.....	9, 27
Marriage rate.....	28
Mortgage loans:	
real estate.....	15, 49
new non-farm housing.....	15, 50, 51
National Housing Act, 1944:	
gross loans.....	11, 34-36
net loans.....	11, 35
Net family formation.....	9
Net loans, N.H.A., 1944.....	11, 35

	PAGE
Population.....	9, 27
Population trends.....	9
Priority assistance, building materials.....	14, 47
Production, building materials.....	15-18, 53-56
Publicly-assisted house-building.....	11-14, 34-46
Real estate lending.....	15, 49
Rental housing:	
double depreciation projects.....	14, 48
National Housing Act, 1944.....	35
Veterans' Housing Projects.....	12, 39-41
Armed service married quarters.....	14, 44
Rent index.....	23, 74
Rural house-building.....	9, 30
Sales, building materials.....	16-18, 57-59
Starts of housing units.....	10, 30, 31
Stocks, building materials.....	16-18, 57-59
Strikes in the building industry.....	20, 71
Trade unions, unemployment.....	19, 66
Unemployment, construction industry.....	19, 29, 64
Unfilled vacancies, construction industry.....	19, 65
Unplaced applicants, construction industry.....	19, 65
Urban house-building.....	9, 30
Veterans' Land Act, 1942.....	13, 42, 43
Veterans' Housing Projects.....	12, 68, 69
Vocational training, construction trades.....	20, 68, 69
War brides, immigration.....	9, 27
Weekly payrolls, building industry.....	62, 63
Wholesale price index:	
all commodities.....	22, 72
building materials.....	22, 72













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UNIVERSITY

DEPT. OF POLITICAL SCIENCE

CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DIVISION

41 MH 21  
H51

BAROMETRICS FILE "H"

# HOUSING IN CANADA

## A FACTUAL SUMMARY

APRIL, 1948

OTTAWA, CANADA



## CONTENTS

	PAGE
Foreword.....	3
List of Tables and Charts.....	5
Part I.—Factual Summary.....	7
Part II.—Tabular Material.....	21
1. Population Trends.....	23
2. House-Building Activity.....	24
3. Publicly-Assisted House-Building.....	28
4. Real Estate Lending.....	43
5. Building Materials.....	46
6. Building Labour.....	57
7. Building Costs.....	66
8. Building Industry.....	69
Part III.—Sources and Explanatory Notes.....	71
Index.....	83





## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issues for January, 1947, and January, 1948, dealt with more recent developments, providing both annual and monthly data. The remaining issues, including the present one, concentrate mainly on quarterly developments. This issue is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy and the Dominion Bureau of Statistics.

*Housing in Canada* concentrates on major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Division  
Central Mortgage and Housing Corporation*

Ottawa, April, 1948.



# LIST OF TABLES

TABLE	PAGE
1. Registrations of Births, Deaths and Marriages in Cities, Towns and Villages with Populations of 10,000 and Over, Canada, 1945—March, 1948.....	23
2. Number of New Housing Units Started, Completed, and Under Construction, Canada, 1945 — March, 1948.....	24
3. Number of New Housing Units Started, Completed, and Under Construction in Metropolitan Areas and Municipalities of 5,000 Population and Over, Canada, 1946 — March, 1948.....	25
4. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — March, 1948.....	26
5. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — April, 1948.....	27
6. Lending Operations Under The National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Housing Units Financed, Canada, February 1945 — April, 1948.....	28
7. Lending Operations Under The National Housing Act, 1944, Gross Loans Approved by Type of Loan, Canada, First Quarters, 1947 and 1948.....	29
8. Lending Operations Under The National Housing Act, 1944, Analysis of Gross Loans Approved Showing Average Estimated Cost, Lending Value, Amount of Loan, Floor Area, and Construction Cost per Square Foot, By Type of Housing Unit, Canada, First Quarters, 1947 and 1948.....	30
9. Lending Operations Under The National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946 — March, 1948.....	31
10. Operations Under The Emergency Shelter Regulations, Completed Construction, Construction in Progress and Financial Assistance Grants, Canada, December 19, 1944 — March, 1948.....	32
11. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Completed Construction and Actual Expenditure, Canada, April, 1941 — March, 1948.....	33
12. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — April, 1948.....	34
13. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Housing Units Under Contract, By Twenty-Three Stages of Construction, Canada, March and December, 1947, and March, 1948.....	35
14. Operations Under The Veterans' Land Act, 1942, Number and Amount of Appropriations and Applications for Assistance Approved, By Type of Project, Canada, September 23, 1943 — March, 1948.....	36
15. Operations Under The Veterans' Land Act, 1942, Completed Construction, Construction in Progress and Expenditure By Type of Project, Canada, September 23, 1943 — March, 1948.....	37
16. Armed Service Married Quarters, Permanent and Temporary Housing, Number Started, Completed, and Under Construction, Canada, 1947 — March, 1948.....	38
17. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, May, 1929 — March, 1948.....	39
18. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — March, 1948.....	40
19. Number of Housing Units For Which Priority Assistance For Building Materials Has Been Approved, By Type of Project, Canada, August 23, 1945 — April, 1948.....	41
20. Approved Applications For Double Depreciation on Rental Housing Projects, Canada, 1947 — April, 1948.....	42
21. Gross Mortgage Loans on Real Estate Approved By Lending Institutions, By Type of Loan, Canada, 1947 — March, 1948.....	43
22. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, By Type of Lending Institution, and By Type of Housing Unit, Canada, 1947 — March, 1948.....	44-45
23. Volume of Production of Selected Building Materials, Canada, 1945 — March, 1948.....	46-49
24. Sales and Stocks of Selected Building Materials, Canada, 1947 — March, 1948....	50-52
25. Movement by Rail of Building Materials, 1945 — March, 1948.....	53
26. Volume of Imports of Selected Building Materials, Canada, 1945 — March, 1948..	54
27. Volume of Exports of Selected Building Materials, Canada, 1945 — March, 1948.],	55
28. Employment and Weekly Payrolls in Building Material Industries, Canada, 1946 — March, 1948.....	56

## TABLE

## PAGE

29.	Employment and Unemployment in The Construction Industry and All Industries, Canada, Quarterly, November, 1945 — February, 1948.....	57
30.	Employment and Weekly Payrolls in The Building Industry and Indexes of Employment in The Building and All Industries, Canada, 1945 — April, 1948.....	58
31.	Number of Hourly Wage-Earners, Average and Total Number of Hours Worked Per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — April, 1948.....	59
32.	Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, March, 1945 — April, 1948.....	60
33.	Unemployment in The Construction Industry, Percentage of Trade Union Membership Unemployed, By Trades, Canada, 1945 — March, 1948.....	61
34.	Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1945 — March, 1948.....	62
35.	Vocational and Apprenticeship Training in Construction Trades, By Number in Training, Canada, 1946 — 1948.....	63
36.	Immigration of Construction Workers, By Trade, Canada, 1945 — March, 1948....	64
37.	Strikes in The Building Industry, Canada, 1945 — March, 1948.....	65
38.	Indexes of Wholesale Prices, Selected Building Materials and All Commodities, Canada, 1945 — April, 1948.....	66
39.	Average Hourly Wage Rates in Construction Trades, Canada, 1945 — March, 1948.....	67
40.	Indexes of Cost of Living and Rent, Canada, 1945 — April, 1948.....	68
41.	Bankruptcies in The Construction Industry and in All Industries, Canada, 1945 — March, 1948.....	69
42.	Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Seventy-six Industrial Companies, Canada, 1945 — April, 1948.....	70

## LIST OF CHARTS

## FIGURE

## PAGE

1.	Number of New Housing Units Approved, National Housing Act, 1944, January — April, 1945 — 1948.....	10
2.	Volume of Production of Twenty-eight Building Materials, First Quarters, 1947 and 1948.....	14
3.	Indexes of Building Material Wholesale Prices, 1945 — March, 1948.....	18

PART I  
FACTUAL SUMMARY





## SECTION 1.—POPULATION TRENDS

(See Table 1)

Registrations of marriages in Canadian centres of 10,000 population and over declined 9 per cent, from 10,900 during the first quarter of 1947 to 9,900 in the corresponding period of 1948. Deaths numbered 17,300 during the first quarter of 1948, an increase of 7 per cent over the corresponding period of last year. The effect of this decline in marriages and increase of deaths on net family formation<sup>(1)</sup>, which in turn affects the demand for housing, is offset by heavier immigration in the first quarter of 1948 (23,076 immigrants) as compared with the first quarter of 1947 (8,009 immigrants).

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 2-5)

The house-building program in 1948 made an auspicious beginning with 6,678 new housing units started in Canada during the first three months of the year, and 11,569 completed. Units under construction at the end of March numbered 37,529. Although similar data are not available for the whole of Canada in 1947, information on starts and completions in metropolitan areas and municipalities of 5,000 population and over provides a basis of comparison between the two years. During the first quarter of the present year starts of new housing units in these areas numbered 5,163 and completions 9,289, a gain in each case of 43 per cent over the 3,617 starts and 6,509 completions in the corresponding period of 1947.

The number of new housing units for which construction contracts were awarded more than doubled from 3,631 during the first quarter of 1947 to 8,219 in the corresponding period of 1948. A further reflection of the upward trend in house-building during 1948 is found in the number of new housing units for which building permits were issued in 204 Canadian municipalities. These numbered 6,457 in the first three months of 1948, as compared with 4,814 in the first three months of 1947. Data on contracts awarded and building permits issued should be used in connection with other evidence, since by themselves they do not provide reliable indications of the volume of residential building, owing to imperfections of coverage and the fact that neither a contract awarded nor the issue of a building permit represents actual construction activity.

While the favourable comparison of 1948 with 1947 in respect to house-building progress during the first quarter provides ample indication of the sustained economic demand for housing in the present year, it should be remembered that 1947 suffers in the comparison by reason of the inordinately late spring which retarded construction activity during the early part of that year. Apart from this qualification construction activity during the first quarter of any year provides only a limited indication of prospects for the whole 12 month period.

## SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 6-20)

The present housing program<sup>(2)</sup> of the Canadian Government covers: (1) direct government house-building, including Veterans' Projects by Central Mortgage and Housing Corporation, operations under the Veterans' Land Act, 1942.

(1) Net family formation in Canada was estimated at an average of 68,000 per year during the 1939-1946 period (see *Housing in Canada*, January, 1948, p. 9).

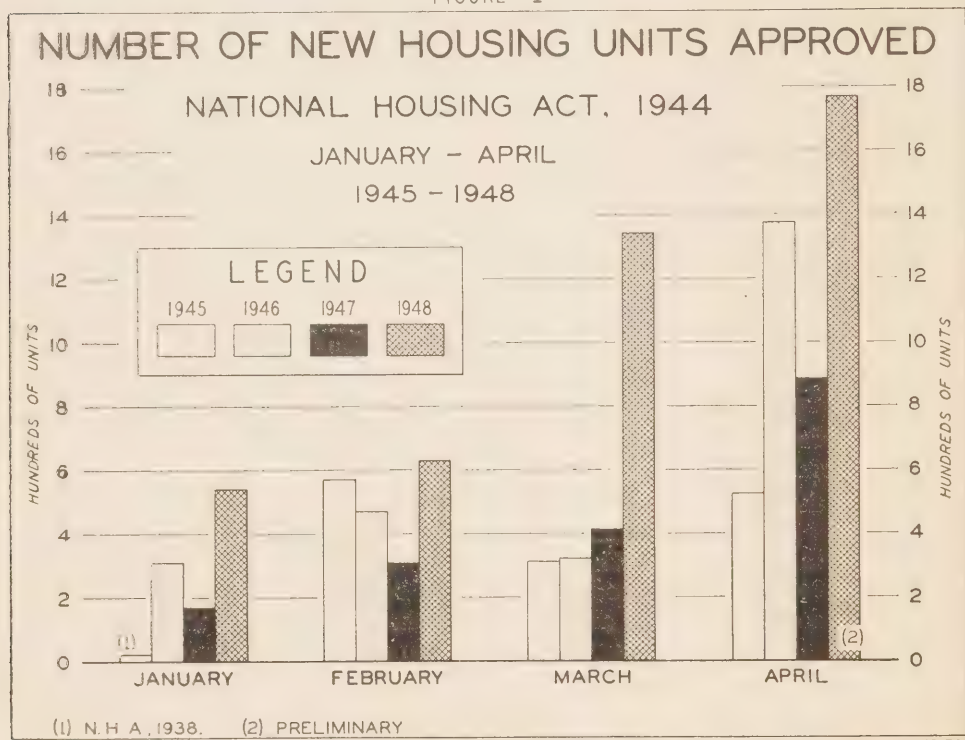
(2) For further detail, see *Housing in Canada*, January, 1947, pp. 11-18, and *Annual Report, 1947*, Central Mortgage and Housing Corporation, pp. 4-17.

and the Emergency Shelter Regulations, and the provision of quarters for married service personnel by the Department of National Defence; (2) financial assistance to house-building, as provided for under the National Housing Act, 1944, the Canadian Farm Loan Act, 1927, and the Farm Improvement Loans Act, 1944; (3) special provisions for aiding house-builders by a system of building material priorities, and for encouraging the construction of rental housing by offering accelerated depreciation under the Income War Tax Act on approved projects.<sup>(1)</sup>

### *The National Housing Act, 1944*

In line with the general increase in residential construction activity, lending operations under the National Housing Act, 1944, showed a marked rise during the first quarter of 1948 as compared to the corresponding period of the previous year (see Figure 1). Loans numbering 1,966, valued at \$12.1 million, and involving 2,509 housing units were approved during the January to March period of the present year, as against 718 loans, valued at \$4.1 million and representing 888 housing units during the corresponding quarter of 1947.

FIGURE 1



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION

The number of housing units approved for loans under the home-ownership provisions of the Act, at 2,178 during the first three months of 1948, was more than triple the corresponding number during the first quarter of 1947 when 702 housing units were approved. Loans to builders for sale under the Integrated Housing plan accounted for 57 per cent of the units approved for home-owner-

1) For details of the double depreciation provisions see *Housing in Canada*, April, 1947, pp. 15-16.

ship during the 1948 period as against 45 per cent of those approved in the same quarter of 1947.

Lending for rental purposes accounted for a smaller proportion of all housing units approved in the first quarter of 1948 than in the corresponding quarter of 1947. In the former period the number of rental units approved represented only 13 per cent of the total, as against 21 per cent in the latter period.

An analysis of loans by type of housing unit shows that the single-unit 1-storey house continues to represent the most popular form of residential building. Units of this type approved in the first quarter of 1948 numbered 982 out of the total of 2,509. Single-unit 1½-storey houses were next in line with 447 approvals. The number of row houses approved for loans rose very sharply to 386 during the first quarter of 1948, as against only 5 in the corresponding period of last year, reflecting the attempt to combat increased construction costs by cost saving types of structures.

Data on building costs and on loan values indicate that although the former increased during the past year, the latter increased more rapidly. Builders' estimated construction costs per square foot on the single unit 1-storey houses rose about 7 per cent from \$6.64 in the first quarter of 1947 to \$7.08 in the same period of 1948. This higher average cost per square foot was attributable in part to a decline in the average floor area of these particular units from 873 square feet in the former period to 832 in the latter. As a result of a decrease in the average floor area for all types of units, total estimated costs, including land costs and other expenses, declined from an average of \$6,873 per unit in the first quarter of 1947 to \$6,714 during the corresponding period of 1948. The average loan on the other hand, as a result of the authorization of higher ratios of loans to lending values, rose from \$4,727 to \$4,804 during the period.

#### *Home Extension Loan Guarantees*

Under the guarantees provided to lending institutions in Part IV of the National Housing Act, one loan was approved for home extension during the first quarter of 1948. It was valued at \$1,000 and represented one new housing unit.

#### *Emergency Shelter Regulations*

Owing to the shortage of buildings suitable for conversion into housing units, construction activity under the Emergency Shelter Regulations during the first quarter of 1948 proceeded at a slower rate than in the corresponding three months of 1947. Municipalities and universities, assisted under the scheme by financial grants from the federal government, completed a total of 455 shelter units during the first quarter of the present year, less than half the number, 1,126, which were completed in the same period last year. The number of units under construction at the end of March stood at 301 in 1948 and 925 in 1947. Financial assistance grants during the first three months of the year amounted to \$368,000 in 1948, all of which was for municipal projects, as against \$536,000 in the first quarter of 1947, including \$104,000 for university projects.

#### *Veterans' Housing Projects by Central Mortgage and Housing Corporation*

Completions of veterans' low rental housing units by the Central Mortgage and Housing Corporation numbered 1,965 during the first quarter of 1948 representing a slight decline from the 2,055 units completed in the corresponding period of 1947. Expenditures on housing construction during the former period, how-



ever, at \$12.7 million were more than double the amount expended in the first three months of 1947, indicating that actual building operations were more intense during the 1948 period. Housing units under contract at the end of April, 1948, numbered 3,912, an increase of 872 over the number under contract at the end of April, 1947.

### *The Veterans' Land Act, 1942*

House-building activity under the Veterans' Land Act, 1942, accounted for the completion of 697 new units during the first quarter of 1948, with 139 starts recorded, as against 464 completions and 230 starts in the first quarter of 1947.<sup>(1)</sup> Appropriations and applications for assistance were approved in the 1948 period to the amount of \$5.6 million, a decline of 59 per cent from the first quarter of 1947 when a total of \$13.6 million was approved. Expenditures declined 59 per cent also, from a total of \$20.6 million in the 1947 period, of which \$3.9 million was for new construction and \$16.7 million for land and existing buildings, to \$8.5 million in the 1948 period, made up of \$3.2 million for new construction and \$5.3 million for land and existing buildings.

Of the 697 housing units completed in the first quarter of 1948, 610 were on small holdings of the individual project type. This scheme accounted also for 66 per cent of the \$3.2 million expended for new construction during the period. The completion of 4 units on small holdings under the sub-division project plan brought to an end this program which was introduced in 1945 and accounted for a total of 2,673 completions since its inception. Housing units completed under the full-time farming plan numbered 28 during the first quarter of 1948, and under the provisions for commercial fishing establishments and the settlement of veterans on Dominion and Provincial lands a total of 55 units were completed.

The predominant position held by the individual project small holding scheme in respect to current house-building under the Act is further evidenced by the fact that \$1.1 million out of the total of \$1.2 million approved for new housing construction in the first quarter of 1948 was for applications under this plan.

### *Armed Service Married Quarters<sup>(2)</sup>*

The construction of housing units by the Department of National Defence for married members of the permanent armed forces accounted for 112 completions during the first quarter of 1948, 14 of which were permanent and 98 temporary. Permanent starts during the period numbered 203, and temporary, 146. Construction expenditures to the end of March, 1948, totalled \$1.3 million. During the full year, 1947, 18 permanent and 438 temporary units were completed, with expenditures amounting to \$1 million.

### *The Canadian Farm Loan Act, 1927*

Loans valued at \$6,000 for the erection of 6 new farm houses were approved by the Canadian Farm Loan Board in the first quarter of 1948, as against 4 loans valued at \$4,000 in the corresponding period of 1947. Loans for the alteration and improvement of existing farm houses numbered 18 during the former period, involving \$7,000, as compared with only 1 loan in the latter period with a value of

(1) These figures do not cover at present housing units built on Indian reservations, data for which are not available.

(2) Including housing for employees of the Defence Research Board.

less than \$500. The major part of lending under the Act is for non-residential purposes, and total loans approved in the first quarter of 1948 had a value of \$6 million.

### *The Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act involved loans for 56 new farm houses during the first quarter of 1948, as against 89 in the first quarter of 1947. The loans had a value of \$78,000 in the former period and \$108,000 in the latter.

### *Priorities Assistance for House-Building*

Priority ratings for building materials were granted for 3,465 housing units in the first quarter of 1948, a decline of 28 per cent from the 4,782 housing units approved for priorities in the first quarter of 1947. The over-all decline in the demand for priority ratings, together with the known expansion of the house-building program, suggests that the building material supply situation is improving (see p. 15).

Builders operating under the Integrated Housing plan of the National Housing Act, 1944, accounted for 1,180, or over one-third of the housing units approved for priority ratings during the January to March period of 1948. In the same quarter of 1947 veterans building their own homes accounted for the largest number of priorities, with 2,161 housing units, or nearly half the total approved for ratings.

### *Double Depreciation for Rental Housing Projects*

During the first four months of 1948, 22 projects, involving 204 rental housing units, and an estimated expenditure of \$1.4 million were approved for double depreciation under the Income War Tax Act. The units will have an average floor area of 958 square feet with 4.7 rooms, and an average monthly rental of \$57.

## SECTION 4.—REAL ESTATE LENDING

(See Tables 21-22)

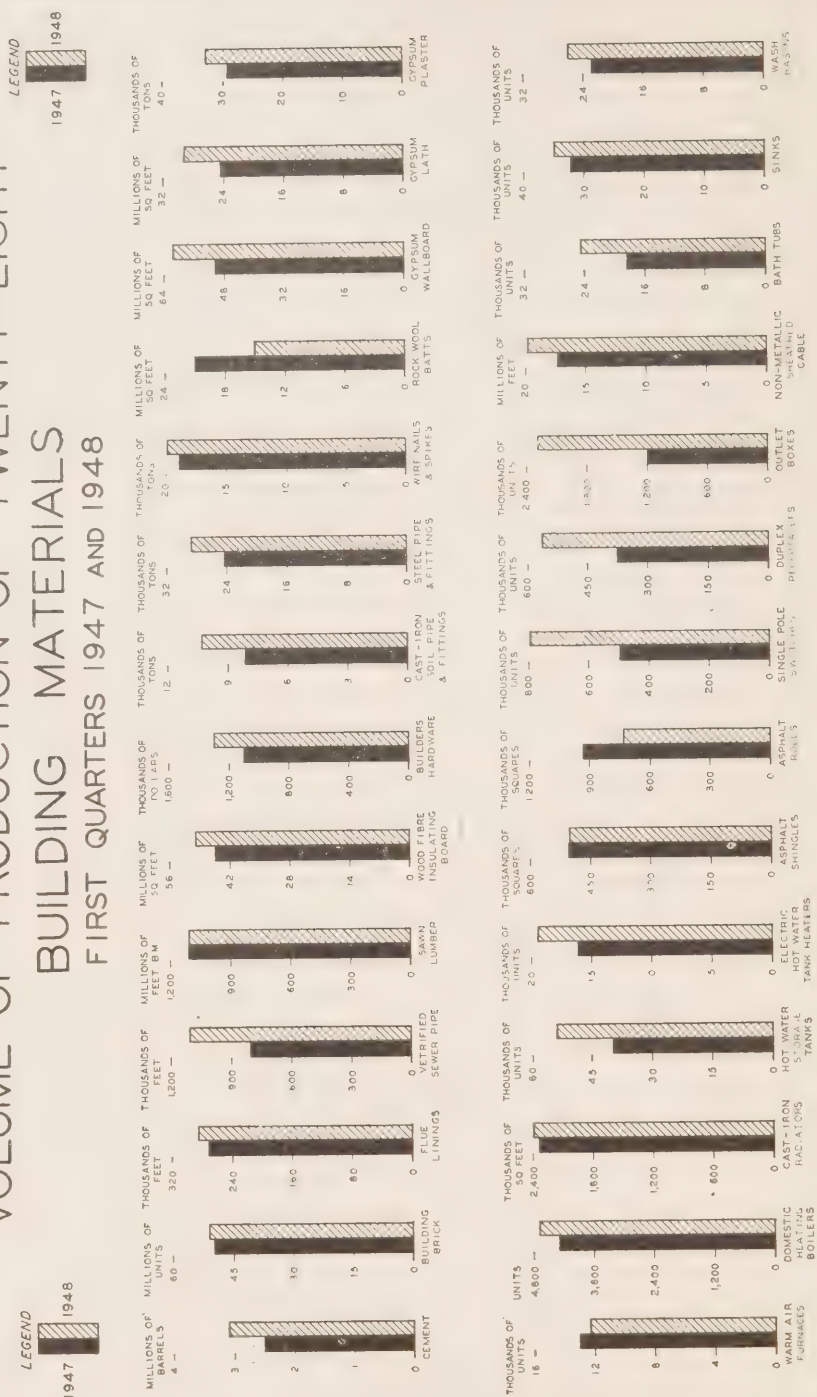
Gross mortgage loans on real estate, as reported by 122 lending institutions making monthly returns to the Central Mortgage and Housing Corporation, numbered 9,599 during the first quarter of 1948, having a total loan value of \$64.4 million, as against 7,421 loans with a value of \$46.7 million during the corresponding period of 1947. The reporting institutions account for an estimated 95 per cent of current mortgage lending operations of all life and fire insurance companies, trust and loan companies, and fraternal societies in Canada. Associated with the quickened pace of house-building during the first quarter of 1948, loans on new non-farm residential construction numbered 4,084, involving 5,454 new housing units, and having a total loan value of \$23.7 million. In terms of housing units and value, these loans represent gains of 34 per cent and 53 per cent respectively over the first quarter of 1947.<sup>(1)</sup>

(1) For a detailed discussion of real estate lending operations see *Mortgage Lending in Canada, 1947, Ottawa, 1948*, published by the Central Mortgage and Housing Corporation.



FIGURE 2

# VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS FIRST QUARTERS 1947 AND 1948



## SECTION 5.—BUILDING MATERIALS

(See Tables 23-28)

At the present time, when the building industry is pressing on available supplies of materials and labour, the output of most building materials still represents a limiting factor on the size of the housing program. Building material production during the first quarter of 1948 showed in most lines notable increases over output during the corresponding period of 1947 (see Figure 2). However, for the first time since the end of the war supply of a few building material items exceeded demand during the first quarter of 1948 resulting in a cutback of production, as in the insulating and roofing material fields. Accompanying this development was a levelling-off in the general price index of building materials which was lower during each of the four months in 1948 than in December, 1947 (see p. 19). As long as demands continues as strong as at present, the levelling-off of building material prices appears to be of a temporary nature.

### *Production*

Out of 28 materials covered in this review 11 showed production gains during the first quarter of 1948 of more than 20 per cent over the first quarter of 1947. Electrical items led the group with the production of outlet boxes doubling, and the manufacture of single pole switches and duplex receptacles rising 60 per cent and 49 per cent respectively. Vitrified sewer pipe, bath tubs, hot water storage tanks, cast-iron soil pipe, steel pipe, cement, builders' hardware, and gypsum wallboard followed in the order named with production gains ranging from 45 per cent down to 22 per cent.

A further 12 materials registered increases in output of 20 per cent or less. These included gypsum lath and electric hot water tank heaters with gains of 20 per cent, wash basins and non-metallic sheathed cable 14 per cent, gypsum plaster 12 per cent, flue linings and wood fibre insulating board 10 per cent, sinks and domestic heating boilers 9 per cent, wire nails 5 per cent, building brick 4 per cent, and cast-iron radiators 2 per cent.

The production of lumber, at 1.1 billion feet b.m. for the first quarter of 1948 was equal to output during the corresponding period of 1947.

The production of only 4 items was below the level of the first quarter in 1947. Manufactures of rock wool batts and asphalt rolls dropped 28 per cent and 22 per cent respectively, owing to the fact that as a result of heavy output during the latter part of 1947 dealers' supplies of these materials were reasonably plentiful and demand during the first quarter of 1948 declined. The output of warm air furnaces decreased 5 per cent to 12,300 units during the first quarter of 1948 and a small decline of 1 per cent was recorded in the production of asphalt shingles.

### *Sales and Stocks*

Reflecting the production gains, and manifesting the continued demand of the building industry, factory sales of building materials during the first quarter of 1948 showed increases over the first quarter of 1947 matching the general rise in output. Shipments of 15 out of the 18 items covered in this review increased. As in production, outlet boxes led the group with sales of 2.3 million units during the first three months of 1948, compared with 1.1 million in the corresponding period of 1947. Single pole switches followed with sales increasing from 482,000

to 783,000 during the period. Sales of hot water storage tanks rose from 40,100 to 55,700. Also showing gains were non-metallic sheathed cable, domestic heating boilers, bath tubs, sinks, gypsum wallboard, lath and plaster, cement, building brick, flue linings, cast-iron soil pipe, wire nails and spikes. Sales of rock wool batts declined, as did their production. Steel pipe and electric hot water tank heater shipments were also down, despite gains in production during the period.

Although manufacturers' inventories of 12 out of the 18 materials mentioned in the preceding paragraph were higher at the end of March, 1948, than at the same time in 1947, there is no evidence that stock piles are accumulating excessively. Inventories of 11 of the materials represented less than one week's output at the current rate. Electric hot water tank heaters showed the highest ratio of stocks to sales, with stocks of 7,600 units on hand at the end of March, 1948, and sales during the month of 5,100. Cement, steel pipe and building brick were next in line with ratios of 1.5, 1.2 and 1.0 respectively.

Increased demand for building materials is reflected in heavier movements of supplies to consumers as indicated by the series on tons of building materials loaded on railway cars each month. The group of materials covered includes lumber and timber, gravel and sand, lime and plaster, brick and artificial stone, sewer pipe and drain tile, and cement. The number of tons loaded, at 2.6 million, as estimated for the first quarter of 1948,<sup>(1)</sup> was 13 per cent higher than the actual tonnage loaded in the corresponding period of 1947.

### *Imports and Exports*

Lumber imports rose 50 per cent from 14.7 million square feet during the first quarter of 1947 to 21.7 million in the corresponding period this year. The dollar value of paint, pigment and varnish imports went up from \$2.9 million to \$4.9 million. Rock wool imports declined 14 per cent, 1,400 to 1,200 tons. Imports of gypsum plaster and wallboard building board also declined, the first by 74 per cent from 3,500 to 900 tons, and the second by 73 per cent from 12.1 million to 3.3 million square feet.

Exports out of Canada during the first quarter of 1948 showed little change from corresponding shipments a year earlier with respect to timber, building brick, pulp and fibre wallboard, paints, pigments, and varnishes. The export of 177 tons of wire nails and spikes during the first three months of 1948, as against only 32 tons during the whole of 1947, does not indicate any easing of the export control applied in September of 1946, but represents rather the result of special arrangements for the conversion of United States nailrod into nails in Canada on condition of re-export to the United States.

### *Employment*

The rising output in industries producing building materials is reflected in over-all terms in corresponding increases in employment in these industries. Annual average employment, as reported by employers with 15 or more employees, numbered 97,800 in 1947 or some 16 per cent more than the 84,200 reported for 1946. In the first quarter of 1948, employment trends in building material producing industries continued upwards. As employment opportunities in these industries increased, earnings rose at the same time. Average weekly earnings in 1947 amounting to \$36.19 were 13 per cent higher than in 1946.

(1) See p. 77.

## SECTION 6.—BUILDING LABOUR

(See Tables 29-37)

### *Employment and Earnings*

Accompanying the accelerated building program in 1948, employment in the building industry, and in the construction industry as a whole during the first quarter of 1948 showed a substantial increase over the first quarter of 1947, despite a notable seasonal decline from the level of employment at the end of 1947.

Employment in the construction industry, estimated by the Labour Force Survey of the Dominion Bureau of Statistics at 219,000 for the end of February in 1948, was up 17 per cent from the corresponding period of last year but down 23 per cent from the last quarter of 1947. Employment in all industry during the first quarter of 1948 was 2 per cent higher than in the corresponding quarter of 1947 and showed a seasonal decline of 4 per cent from the final quarter of 1947. The data indicate that the construction labour force is growing more rapidly than the labour force is general, and that construction employment is subject to wider seasonal variations than employment in the economy as a whole.

The index of employment in the building industry (i.e. excluding highway and engineering construction), based on reports from employers with 15 or more employees, stood at 307.1 at the beginning of April, 1948, as compared with 285.1 a year earlier, and 364.9 in December, 1947. The number of persons employed was reported as 84,222 in April of 1948, representing a gain of 10 per cent over the 76,642 reported in April, 1947, and a decline of 16 per cent from the end of 1947, when over 100,000 employees were reported. The average weekly earnings of these employees rose about 8 per cent from \$36.07 in April of 1947 to \$39.20 in the same month of this year. The gain was attributable chiefly to increase in wage rates. Hourly workers who constitute the bulk of the employees covered, earned an average of 99 cents per hour in April of 1948, as against 88 cents per hour in April, 1947. The average number of hours worked per week declined 3 per cent from 38.9 to 37.8 during the period. Hourly earnings since the end of 1947 changed little however, rising only 2 per cent from 97 cents to 99 cents (see also p. 20).

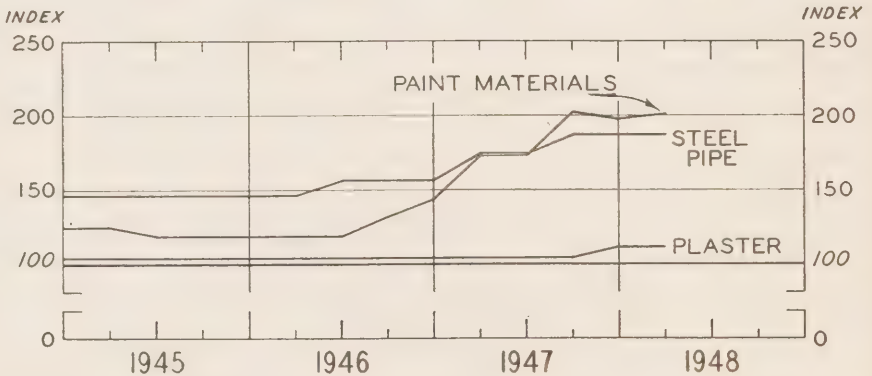
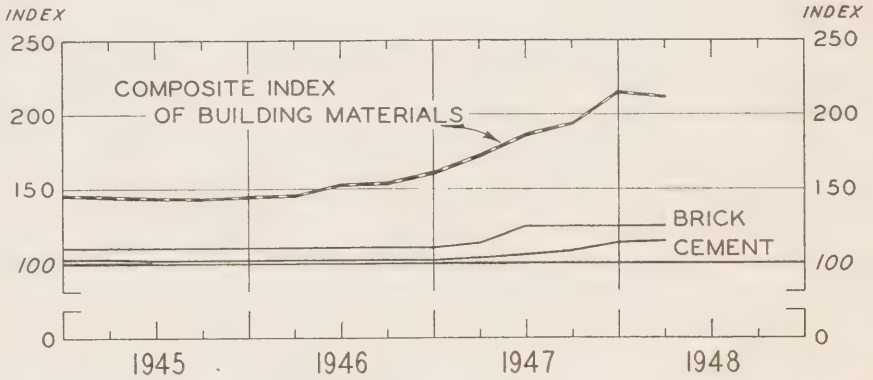
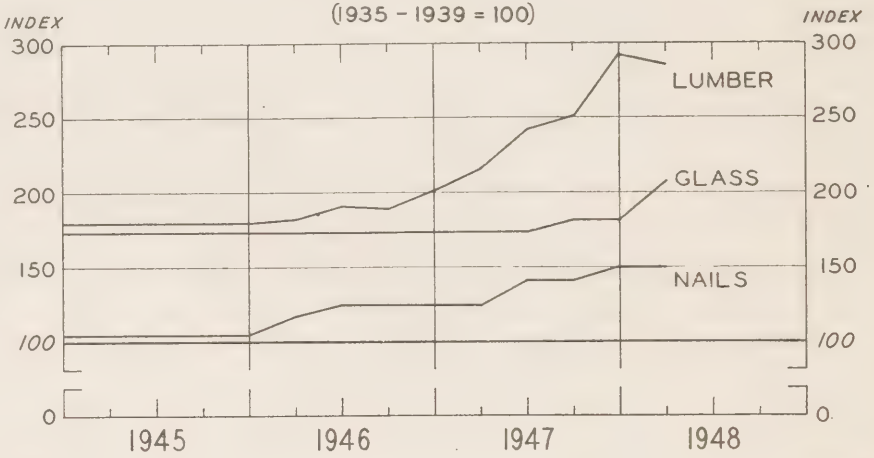
### *The Labour Market, 1st Quarter, 1948*

Associated with gains in employment in the building and construction industries from the first quarter of 1947 to 1948, were increases in unemployment. Unplaced applicants in construction trades, reported by local offices of the Unemployment Insurance Commission, numbered 20,568 at the end of April, 1948, as compared with only 17,645 at the same date last year. The percentage of trade union membership unemployed in the construction industry rose from 5 per cent in March of 1947 to 8.1 per cent in March of 1948. And the number of male workers in construction occupations establishing benefit years with the Unemployment Insurance Commission increased 98 per cent from 12,105 in the first quarter of 1947 to 23,986 in the corresponding period of 1948. Increased volume of construction activity is compatible with an increase in the number of both employed and unemployed partly because the movement of construction workers from one job to another involves of necessity some measure of unemployment but mainly owing to the fact that as the number of persons seeking employment in the construction industry increases, the incidence of unemployment may increase too. This is borne out by the developments in the first quarter of 1948.



FIGURE 3

# INDEXES OF BUILDING MATERIAL WHOLESALE PRICES 1945 - MARCH, 1948



### *Supply of Construction Workers*

Increases in the supply of Canada's skilled building mechanics depend on vocational and apprenticeship training and immigration.

Persons training for the building trades under the Dominion-Provincial training scheme inaugurated in 1944, numbered 6,899 at the end of March, 1948, representing a decline of 15 per cent from the number in training at March 31, 1947. Of the 6,899 trainees in March of 1948, 619 were in vocational schools for veterans and 6,280 were in apprenticeship training on the site. A year earlier the total number in training comprised 2,806 vocational trainees and 5,337 apprentices. During the past two years the number of trainees has depended heavily on the flow of veterans into vocational schools because the apprenticeship figures represent to a large extent veterans who have completed their vocational school courses. The rapid falling off of vocational training suggests that measures of assistance to veterans alone are becoming less fruitful now that the majority of ex-service men interested in the training scheme have taken advantage of it.

Immigration of construction workers into Canada jumped to 978 during the first quarter of 1948, more than 4 times the volume during the first quarter of 1947. Skilled building mechanics entering the country during the period numbered 676 with the remaining 302 classed as semi-skilled and unskilled construction workers.

### *Strikes in the Building Industry, 1st Quarter, 1948*

The loss of only 700 man-working days through strikes in the building industry during the first quarter of 1948 reflected the pattern characteristic of the period of lowest seasonal activity in the industry.

## SECTION 7.—BUILDING COSTS

(See Tables 38-40)

In the first quarter of 1948, the combined prices of labour and materials entering into house-construction declined slightly. They averaged .6 per cent lower in March, 1948, than in December, 1947. The overall decrease reflects a decline of 1.6 per cent in the composite index of building material wholesale prices, partially offset by a rise of .8 per cent in average hourly wage rates paid to building workers. It is not likely, however, that a decline of such small order would be reflected in cost reductions on the site of construction, in view of the fact that the combined index of materials and labour does not take account of two factors, builders' profits and labour efficiency, which also affect the level of costs on the site.

Despite the first quarter decline in 1948, the prices of building materials and labour during the period averaged some 8.4 per cent higher than during the full year, 1947, and were 18.3 per cent higher than in the first quarter of 1947.

### *Building Material Prices, January-March, 1948*

The composite index of building material wholesale prices, which stood at 215.2 in December, 1947, declined 1.6 per cent to 211.8 in March of this year, chiefly as a result of a 2 per cent drop in lumber prices (see Figure 3). Material



prices during the period averaged 12.6 per cent higher than in the full year, 1947, and 24 per cent above the level prevailing in the first quarter of 1947.

### *Wage Rates in the Building Trades, January-March, 1948*

Hourly wage rates of building mechanics, as reported to the Industrial Relations Branch, Department of Labour, from 15 Canadian centres, showed little change during the first quarter of 1948 and averaged only .8 per cent higher at the end of March, 1948, than at December 31, 1947. Electricians and plumbers registered gains of 6 and 3 cents per hour respectively, while the other tradesmen covered in this review did not show increases in their average rates for Canada. The average rate<sup>(1)</sup> of \$1.19 per hour for all construction workers at March 31, 1948, represents a gain of 2.6 per cent over the \$1.16 taken as the 1947 average<sup>(2)</sup> and a rise of 10.2 per cent over the average rate in March, 1947.

### *Rent and the Cost of Living, January-April, 1948*

The index of rentals was unchanged during the first four months of 1948. The index for April, however, at 119.9 was 2.7 per cent higher than the 1947 annual average and 5.7 per cent above the level for April, 1947. The cost of living as a whole rose 3.8 per cent during the first 4 months of 1948, reaching 151.6 in April as compared with 146.0 in December, 1947.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 41-42)

### *Bankruptcies in the Construction Industry and in All Industries, January-March, 1948*

In the present context of record building activity the incidence of commercial failure in the construction industry remains at a very low level. The number of assignments and receiving orders filed with the Superintendent of Bankruptcy in respect to the construction industry rose from 12 during the first three months of 1947 to 15 during the corresponding quarter of 1948. Commercial failures in all industries followed a similar course, increasing from 109 to 198 during the period. The average amount of liabilities per firm in the construction industry rose from about \$1,300 in the first quarter of 1947 to about \$2,900 in the same 1948 period.

### *Common Stock Prices, Building Materials and Other Industries, January-March, 1948*

Common stock prices of sixteen building material companies averaged 3 per cent lower in April, 1948, than in December, 1947. Investors' demand increased for industrial stocks in general, the prices of which rose 3 per cent from 100.3 in December of 1947 to 103.7 in April, 1948. Compared with the situation one year ago common shares of building material companies in April of 1948 were selling at prices 4 per cent lower. The index of common stock prices for these establishments stood at 132.0 in April of this year as against 136.8 in April, 1947.

(1) Weighted average (see p. 80).

(2) See *Housing in Canada*, January, 1948, p. 22.

PART II  
TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.



SECTION 1  
POPULATION TRENDS

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS AND MARRIAGES  
IN CITIES, TOWNS AND VILLAGES  
WITH POPULATIONS OF 10,000 AND OVER, CANADA,  
1945 — MARCH, 1948.  
(In Thousands)

Period	Births	Deaths	Marriages
1945.....	137.6	59.2	57.9
1946			
1st Quarter.....	33.9	16.4	12.0
2nd Quarter.....	40.6	14.8	19.5
3rd Quarter.....	43.2	14.1	22.3
4th Quarter.....	43.4	15.4	17.4
Total, 1946.....	161.1	60.7	71.2
1947			
January.....	14.8	5.7	3.7
February.....	14.1	4.9	4.0
March.....	16.0	5.6	3.2
1st Quarter.....	44.9	16.2	10.9
April.....	15.4	5.5	4.8
May.....	16.3	5.6	5.6
June.....	15.3	5.0	9.1
2nd Quarter.....	47.0	16.1	19.5
July.....	15.8	4.8	7.6
August.....	15.0	4.7	6.5
September.....	14.4	4.9	7.2
3rd Quarter.....	45.2	14.4	21.3
October.....	14.7	5.3	6.4
November.....	14.1	5.2	5.1
December.....	13.3	5.7	4.6
4th Quarter.....	42.1	16.2	16.1
Total, 1947.....	179.2	62.9	67.8
1948			
January.....	14.4	6.1 <sup>(1)</sup>	3.4
February.....	12.9	5.5	3.3
March.....	14.5	5.7	3.2
1st Quarter.....	41.8	17.3	9.9

(1) Revised.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — MARCH, 1948.

Type of Unit, and Period	Starts	Completions	Under Construction at end of Period
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(1)	48,599	—(1)
1946	—(1)	67,315	—(1)
1947	81,404(2)	79,359(3)	—(1)
<i>New Permanent Housing</i>			
1945	—(1)	42,617	—(1)
1946	—(1)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529(4)
1st Quarter	6,678	11,569	—

(1) Not available.

(2) Estimated.

(3) Revised.

(4) Adjusted (see p. 73).



TABLE 3. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 — MARCH, 1948.

Period	Starts						Completions					Under Construction (At End of Period)				
	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total		Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total
1946																
December	—	—	—	—	—		—	—	—	—	—	3,557	2,811	1,440	19,781	27,589
1947																
1st Quarter	139	241	193	3,044	3,617		1,765	379	397	3,968	6,509	1,931	2,673	1,236	18,857	24,697
2nd Quarter	1,240	185	1,695	13,536	16,656		1,277	886	325	8,781	11,269	1,894	1,972	2,606	23,612	30,084
3rd Quarter	2,048	76	1,843	10,238	14,205		709	860	632	9,769	11,970	3,233	1,188	3,817	24,081	32,319
4th Quarter	1,720	—	1,357	8,272	11,349		722	885	1,146	11,952	14,705	4,119	303 <sup>(1)</sup>	3,949 <sup>(1)</sup>	21,139 <sup>(1)</sup>	29,510 <sup>(1)</sup>
Total, 1947	5,147	502	5,088	35,090	45,827		4,473	3,010	2,500	34,470	44,453	—	—	—	—	—
1948																
January	136	—	185	978	1,299		450	189	414	2,132	3,185	3,805	114	3,720	19,985	27,624
February	50	—	132	1,282	1,464		600	70	404	1,834	2,908	3,255	44	3,448	19,433	26,180
March	189	1	450	1,760	2,400		567	45	417	2,167	3,196	2,877	—	3,481	19,023 <sup>(2)</sup>	25,381 <sup>(2)</sup>
1st Quarter	375	1	767	4,020	5,163		1,617	304	1,235	6,133	9,289	—	—	—	—	—

(1) Revised.  
(2) Adjusted (see p. 74).

TABLE 4. — NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — MARCH, 1948.

Period	Value of New Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,713	3,621
1st Quarter	29.1	3.4	32.6	1,468	4,989	6,457

TABLE 5.— NEW RESIDENTIAL CONSTRUCTION,  
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — APRIL, 1948.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
4th Quarter	4.2	43.5	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531

(1) Estimated (see p. 74).

## SECTION 3

## PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — APRIL, 1948.<sup>(1)</sup>

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> (\$000)
1945			
Sub-total, Jan. 1 — Dec. 31, 1945 <sup>(3)</sup> .....	5,163	5,716	23,907
Sub-total, Feb. 1 — Dec. 31, 1945.....	5,142	5,695	23,832
1946			
1st Quarter.....	882	974	4,234
2nd Quarter.....	3,212	5,324	25,467
3rd Quarter.....	2,410	4,223	20,315
4th Quarter.....	1,924	2,506	11,614
Sub-total.....	8,428	13,027	61,631
1947			
January.....	95	167	741
February.....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,626	1,845	9,001
2nd Quarter.....	4,119	4,642	22,473
July.....	1,110	1,440	6,822
August.....	618	732	3,426
September.....	1,158	1,426	7,100
3rd Quarter.....	2,886	3,598	17,348
October.....	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	506 <sup>(4)</sup>	540	2,602 <sup>(4)</sup>
February.....	531	628	3,006
March.....	929	1,341	6,445
1st Quarter.....	1,966	2,509	12,053
April <sup>(5)</sup> .....	1,446	1,767	9,203
Total, Feb. 1, 1945 — Apr. 30, 1948.....	27,532	35,732	168,428

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Totals include approvals during January, 1945, under the National Housing Act, 1938.

(4) Revised. Excludes one loan of \$42,500 approved for commercial buildings.

(5) Preliminary.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,  
CANADA, FIRST QUARTERS, 1947 AND 1948.

Type of Loan	First Quarter, 1947				First Quarter, 1948			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	221	221	1,040	4,704	385	389	1,921	4,938
Loans to builders for sale:	317 <sup>(1)</sup>	317 <sup>(1)</sup>	1,617 <sup>(1)</sup>	5,100 <sup>(1)</sup>	1,017 <sup>(2)</sup>	1,246	6,004	4,819
Integrated housing	164	164	738	4,497	504	543	2,784	5,127
Other								
Sub-total	702 <sup>(1)</sup>	702 <sup>(1)</sup>	3,394 <sup>(1)</sup>	4,835 <sup>(1)</sup>	1,906	2,178	10,709	4,917
<i>Housing for Rental Purposes</i>								
Loans to owners of rental property								
Primary industries	3	107	422 <sup>(1)</sup>	3,942 <sup>(1)</sup>	—	—	—	—
Other	13	79	298	3,769	58	323	1,310	4,056
Loans to builders for sale	—	—	—	—	2	8	34	4,250
Sub-total	16	186	719 <sup>(1)</sup>	3,868 <sup>(1)</sup>	60	331	1,344	4,060
Total Gross Loans	718 <sup>(1)</sup>	888 <sup>(1)</sup>	4,113 <sup>(1)</sup>	4,632 <sup>(1)</sup>	1,966	2,509	12,053	4,805

(1) Revised.

(2) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, (1)  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
FIRST QUARTERS, 1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land \$	Con-struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con-struction Cost per Sq. Ft. \$
1947—First Quarter											
Single 1-Storey	415	415	1,863	519	5,761	88	6,368	5,376	4,488	873	6.64
Single 1½-Storey	168	168	835	483	6,494	134	7,111	6,084	4,968	1,081	5.79
Single 2-Storey	117	117	681	610	7,934	169	8,713	7,285	5,819	1,364	5.92
Semi-Detached	4	4	24	434	8,799	—	9,233	7,600	5,925	1,234	7.11
Duplex	2	4	18	488	6,306	31	6,825	5,700	4,535	1,274	5.13
Double Duplex	3	8	30	237	5,799	414	6,450	4,825	3,750	915	6.14
Row House	1	5	14	60	5,100	—	5,200	3,600	2,800	838	6.09
Apartment	5	60	228	454	5,329	376	6,159	4,823	3,793	644	5.90
Total	715	781	3,692	513	6,226	134	6,873	5,768	4,727	978	6.31
1948—First Quarter											
Single 1-Storey	982	982	4,541	472	5,889	94	6,455	5,416	4,624	832	7.08
Single 1½-Storey	447	447	2,623	561	7,033	156	7,750	6,928	5,869	993	6.43
Single 2-Storey	167	170	1,079	650	8,433	172	9,255	7,947	6,349	1,287	6.55
Semi-Detached	75	122	502	443	5,349	134	5,926	5,163	4,118	813	6.58
Duplex	14	28	119	380	6,225	139	6,744	5,398	4,248	893	6.97
Triplex	7	21	81	355	5,882	61	6,298	4,976	3,871	986	5.97
Double Duplex	69	148	656	379	5,892	248	6,519	5,563	4,430	906	6.50
Row House	185	386	1,620	263	5,233	110	5,606	5,222	4,197	902	5.80
Apartment	20	205	832	371	5,583	366	6,320	5,184	4,056	866	6.43
Total	1,966	2,509	12,053	451	6,117	146	6,714	5,800	4,804	911	6.61

(1) Excluding loan approvals under Sections 9 and 9A.



TABLE 9. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — MARCH, 1948.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit \$
1946				
2nd Quarter	4	7	10,900	1,557
3rd Quarter	15	29	47,415	1,635
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	3,400 <sup>(1)</sup>	1,700 <sup>(1)</sup>
September	0	—	—	—
3rd Quarter	2	2	3,400 <sup>(1)</sup>	1,700 <sup>(1)</sup>
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,775 <sup>(1)</sup>	1,986 <sup>(1)</sup>
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
Total, April, 1946— March, 1948	38	66	111,090	1,683

(1) Revised.

TABLE 10. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,  
DECEMBER 19, 1944 — MARCH, 1948.

Period	Construction of Shelter Units										Financial Assistance Grants (\$000)	
	Municipal Projects			University Projects			Total Projects			Municipal Projects	University Projects	Total
	Number of Active Projects	Housing Units Completed	Housing Units under Construction()	Number of Active Projects	Housing Units Completed	Housing Units under Construction()	Number of Active Projects	Housing Units Completed	Housing Units under Construction()			
1945(2)	39	1,051	360	1	0	88	40	1,051	448	—	—	—
1946	98	3,797	1,244	22	845	217	120	4,642	1,461	1,327	725	2,052
1947												
1st Quarter	24	940	782	3	186	143	27	1,126	925	432	104	536
2nd Quarter	15	815	644	3	165	101	18	980	745	328	106	434
3rd Quarter	12	429	854	6	114	176	18	543	1,030	609	124	733
4th Quarter	21	916	540	3	186	8	24	1,102	548	324	16	340
Sub-total	—	3,100	—	—	651	—	—	3,751	—	1,694	350	2,044
1948												
1st Quarter	16	447	301	1	8	—	17	455	301	368	—	368
Total, Dec. 19, 1944—March, 1948	—	8,395	—	—	1,504	—	—	9,899	—	3,389	1,075	4,464

(1) At end of period.

(1) At end of period.  
(2) Covers period December 19, 1944 — December 31, 1945.

TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,  
APRIL, 1941 — MARCH, 1948.

Period	Completed Construction			Actual Expenditure (\$000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941 — 1945 <sup>(2)</sup>	88	18,774	247	60,941	13,779	16,671	91,392
1946							
1st Quarter	6	1,333	2	9,824	28	412	10,264
2nd Quarter	19	2,267	0	5,235	2	216	5,453
3rd Quarter	21	1,550	2	9,447	15	820	10,282
4th Quarter	17	1,847	5	9,808	2	731	10,541
Sub-total	63	6,997	9	34,314	47	2,179	36,540
1947							
January	5	682	0	369	0	60	429
February	9	758	0	1,496	5	74	1,575
March	7	615	4	3,607	1	191	3,799
1st Quarter	21	2,055	4	5,472	6	325	5,803
April	13	525	0	444	0	95	539
May	14	656	2	986	1	155	1,142
June	7	473	0	1,989	6	160	2,155
2nd Quarter	34	1,654	2	3,419	7	410	3,836
July	7	341	2	2,245	1	172	2,418
August	8	273	0	2,559	1	149	2,709
September	3	276	0	2,741	1	205	2,947
3rd Quarter	18	890	2	7,545	3	526	8,074
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	386	0	3,553	0	193	3,746
4th Quarter	15	822	1	10,265	5	632	10,902
Sub-total	88	5,421	9	26,701	21	1,893	28,615
1948							
January	—	508	—	3,823	—	198	4,021
February	7	731	—	3,333	2	239	3,573
March	7	726	—	5,535	3	355	5,893
1st Quarter	14	1,965	—	12,691	5	792	13,487
Total, April, 1941— March, 1948 <sup>(3)</sup>	253	33,157	265	134,647	13,852	21,535	170,034

(1) Operations during 1941-46 conducted by Wartime Housing Limited.

(2) Covers period April 1, 1941 to December 31, 1945.

(3) Number of municipalities in which projects have been completed as at March 31, 1948 total 125.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,  
1945 — APRIL, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	105	4,698	8
April.....	82 <sup>(2)</sup>	3,912	7

(1) Operations during 1945-46 conducted by Wartime Housing Limited.

(2) Number of municipalities in which projects were in progress at April 30, total 63.

TABLE 13. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,  
CANADA, MARCH AND DECEMBER, 1947, MARCH, 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Mar., 1947	Dec., 1947	Mar., 1948
1.	Excavation.....	594	1,132	975
2.	Foundation.....	746	1,442	1,253
3.	Water and sewer under building....	1,166	1,964	1,726
4.	Framing.....	1,460	2,268	1,416
5.	Doors, frames and window sash....	1,934	3,327	1,659
6.	Chimneys.....	1,836	3,262	1,764
7.	Roofs shingled.....	2,022	3,420	1,666
8.	Plumbing roughed in.....	2,432	3,824	1,780
9.	Wiring roughed in.....	2,652	4,130	2,017
10.	Insulation.....	2,696	4,528	2,318
11.	Wall and ceiling board and taping..	3,285	4,955	2,612
12.	Finished flooring laid.....	3,368	4,854	2,533
13.	Exterior finish, including siding and trim.....	2,569	4,268	2,306
14.	Porches.....	2,155	3,510	2,167
15.	Interior trim.....	3,792	5,583	2,997
16.	Interior painting.....	4,333	6,188	4,062
17.	Hardware.....	4,254	6,138	3,851
18.	Plumbing fixtures.....	4,393	6,220	3,815
19.	Electrical work complete.....	4,393	6,351	4,137
20.	Exterior painting.....	4,580	8,005	6,401
21.	Water and sewer to main.....	2,787	3,925	3,085
22.	Electrical services connected.....	4,529	5,973	4,374
23.	Final inspection.....	4,660	6,486	4,698

TABLE 14. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	—	18,082	3,414	1,449	22,945
1948—January	—	— 68	478	— 24	386
February	—	—129	4	16	—109
March	—	156	18	— 1	173
1st Quarter	—	— 41	500	— 9	450
Sub-total	—(1)	18,041	3,914	1,440	23,395
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	15,027	25,499	3,212	43,360	72,071
1948—January	150	326	107	604	1,037
February	149	401	55	532	988
March	217	377	39	727	1,143
1st Quarter	516	1,104	201	1,863	3,168
Sub-total	15,543	26,603	3,413	45,223	75,239
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1947	16,589	1,498	3,855	60,902	66,255
1948—January	231	— 6	58	917	969
February	105	4	43	304	351
March	89	8	41	305	354
1st Quarter	425	6	142	1,526	1,674
Sub-total	17,014	1,504	3,997	62,428	67,929
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	2,544	1,283	1,979	942	4,204
1948—January	59	29	57	30	116
February	45	24	34	25	83
March	43	25	60	15	100
1st Quarter	147	78	151	70	299
Sub-total	2,691	1,361	2,130	1,012	4,503
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	34,160	46,362	12,460	106,653	165,475
1948—January	440	281	700	1,527	2,508
February	299	300	136	877	1,313
March	349	566	158	1,046	1,770
1st Quarter	1,088	1,147	994	3,450	5,591
Total, Sept. 23, 1943— Mar. 31, 1948	35,248	47,509	13,454	110,103	171,066

(1) Appropriations have been made for 219 projects representing 2,673 housing units during the period.



TABLE 15. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — MARCH, 1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construc- tion	New Construction	Land and Existing Buildings	Total
			Housing Units Completed, Current Con- struction, Repairs and Other Services		
1. Small Holdings, Sub-Division Projects, Sept. 23, 1943—Dec. 31, 1947	2,669	4	20,743	1,449	22,192
1948—January	4	—	399	—24	375
February	—	—	60	16	76
March	—	—	155	—1	154
1st Quarter	4	—	614	—9	605
Sub-total	2,673	—	21,357	1,440	22,797
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	1,425	1,686	13,737	40,865	54,602
1948—January	179	1,516	793	637	1,430
February	97	1,440	663	492	1,155
March	334	1,135	646	844	1,490
1st Quarter	610	—	2,102	1,973	4,075
Sub-total	2,035	—	15,839	42,838	58,677(1)
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1947	218	320	2,559	56,463	59,022
1948—January	3	320	112	1,313	1,425
February	7	323	87	1,028	1,115
March	18	320	78	915	993
1st Quarter	28	—	277	3,256	3,533
Sub-total	246	—	2,836	59,719	62,555(1)
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	195(2)	240(2)	1,448	592	2,040
1948—January	17(2)	231(2)	69	16	85
February	28(2)	239(2)	72	29	101
March	10(2)	237(2)	62	14	76
1st Quarter	55(2)	—	203	59	262
Sub-total	250(2)	—	1,651	651	2,302
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	4,507	2,250	38,487	99,369	137,856
1948—January	203	2,067	1,373	1,942	3,315
February	132	2,002	882	1,565	2,447
March	362	1,692	941	1,772	2,713
1st Quarter	697	—	3,196	5,279	8,475
Total, Sept. 23, 1943— Mar. 31, 1948	5,204	—	41,683	104,648	146,331

(1) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$270,471 at the end of December, 1947, \$9,943 during January, \$6,297 during February and \$13,666 during March, 1948; and for permanent improvements they amounted to \$93,424 at the end of December, 1947, \$6,944 during January, \$3,907 during February, and \$8,965 during March, 1948.

(2) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 16.— ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,  
1947 — MARCH, 1948. (1)

Type of Unit	Starts			Completions			Under Construction at End of Period			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099	522	522	1,043
1948 1st Quarter	203	146	349	14	98	112	712	624	1,336(2)	1,015	243	1,258
Total, Jan., 1947— March, 1948	684	970	1,654	32	536	568	—	—	—	1,537	765	2,301

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

TABLE 17. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
MAY, 1929 — MARCH, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans <sup>(1)</sup>	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947								
January	2	3	0	0	59	173	59	176
February	1	0	1	0	48	133	48	133
March	1	1	0	0	23	57	23	58
1st Quarter	4	4	1	0	130	363	130	367
April	0	0	0	0	27	73	27	73
May	1	2	2	2	38	105	38	109
June	12	15	1	0	126	335	126	350
2nd Quarter	13	17	3	2	191	513	191	532
July	12	8	8	2	190	485	192	495
August	3	2	14	5	111	260	111	268
September	11	14	5	2	149	381	150	397
3rd Quarter	26	24	27	10	450	1,227	453	1,160
October	7	6	4	1	138	334	138	341
November	4	3	8	3	206	556	207	563
December	3	4	6	2	107	298	108	304
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
Total, May 1, 1929— Mar. 31, 1948	—	—	—	—	—	—	30,406	64,010

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — MARCH, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947								
January	13	12	13	9	768	591	794	612
February	26	36	10	7	776	581	812	624
March	50	60	33	24	1,456	1,068	1,539	1,152
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
April	49	66	36	32	2,345	1,634	2,430	1,732
May	47	66	48	34	2,224	1,552	2,319	1,652
June	69	84	77	53	2,091	1,556	2,237	1,693
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
July	46	46	73	49	2,217	1,756	2,336	1,851
August	24	34	43	37	3,067	2,924	3,134	2,994
September	14	24	25	18	1,832	1,796	1,871	1,838
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
October	17	22	36	27	1,782	1,533	1,835	1,583
November	16	20	37	29	1,570	1,396	1,623	1,445
December	16	19	17	14	1,098	960	1,131	992
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
1948								
January	12	21	22	17	1,151	1,083	1,185	1,121
February	17	27	14	14	1,121	1,050	1,152	1,091
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	78	57	45	4,166	3,811	4,279	3,934
Total, March, 1945								
—March, 1948	1,050	1,233	1,102	760	41,529	33,371	43,681	35,364

(1) Covers period March 1 — December 31.

TABLE 19. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — APRIL, 1948.

Period	Veterans' Land Act, 1942	Veteran's Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1046	Rental Housing Projects	Armed(1) Service Married Quarters	Pre-fabricated Houses	Miscellaneous		Total
									New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	1,000	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,035	1,245	2,826	25,788
1947											
1st Quarter	239	342	—	317	2,161	—	—	1,050(3)	440	233	4,782(3)
2nd Quarter	391	2,053	—	3,023	2,543	184	—	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	—	111	749	10,542
4th Quarter	315	606(3)	—	1,254	1,162	230	244	446(3)	207	512	4,976(3)
Sub-total	1,213	7,282(3)	17	5,748	9,132	542	812	1,496(3)	4,220	2,447	29,909(3)
1948											
January	39	120	—	211	169	19	105	160	140	—	963
February	31	195	—	280	189	27	245	100	—	—	1,067
March	48	205	—	689	145	18	19	203	108	—	1,435
1st Quarter	118	520	—	1,180	503	64	369	463	248	—	3,465
April	71	956	—	814	226	117	235	50	—	124	2,593
Total, Aug. 23, 1945 — April, 1948	5,762	20,891	3,332	10,980	17,077	723	1,416	4,044	2,951	5,397	72,573

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.

(2) Covers period August 23 — December 31.

(3) Revised.

TABLE 20. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,  
JUNE, 1947 — APRIL, 1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Con- struction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Con- struction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947											
June	3	40	248	463	5,475	250	6,188	868	6.30	4.2	63.50
July	4	136	1,166	100	6,522	1,953	8,575	1,050	6.21	5.2	41.84
August	1	10	45	250	3,962	310	4,522	800	4.95	3.8	61.00
September	3	22	143	384	6,130	—	6,514	1,077	5.69	5.1	66.02
3rd Quarter	8	168	1,355	146	6,318	1,600	8,064	1,039	6.08	5.1	46.15
October	3	77	553	286	6,896	—	7,182	979	7.05	5.1	81.56
November	14	85	388	135	4,431	—	4,566	871	5.08	4.0	57.76
December	—	—	—	—	—	—	—	—	—	—	—
4th Quarter	17	162	941	207	5,602	—	5,809	922	6.07	4.5	69.07
Total, 1947	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
January	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April	9	113	825	178	6,782	340	7,300	987	6.87	4.7	49.08



## SECTION 4

## REAL ESTATE LENDING

TABLE 21. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — MARCH, 1948.

Period	Non-Farm — Residential Real Estate				Non-Farm — Other Real Estate				Farms			Total		
	New Construction		Existing Property		New Construction		Existing Property		Number of Loans	Amount of Loans (\$000)	Number of Loans		Amount of Loans (\$000)	
	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)						
1947	775	1,229	4,684	1,115	1,918	4,680	85	2,673	88	2,545	66	275	2,129	14,857
January	788	1,108	4,218	1,200	1,906	4,631	68	2,161	95	2,291	65	322	2,216	13,622
February	1,194	1,720	6,518	1,561	2,404	6,358	72	1,624	142	3,216	107	516	3,076	18,232
March	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711
1st Quarter														
2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746
3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739
Sub-total	19,603	25,582(1)	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948														
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95	365	2,848	17,253
February(2)	1,249	1,771	7,294	1,529	2,392	6,031	92	4,345	155	4,470	90	437	3,115	22,577
March(2)	1,540	2,111	9,568	1,727	2,575	6,605	93	3,321	173	4,619	104	463	3,637	24,576
1st Quarter(2)	4,084	5,454	23,654	4,507	7,286	18,152	262	9,900	457	11,436	289	1,264	9,599	64,406

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 22 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 44, and footnotes 3 and 4, page 45, of Table 22).

(2) Preliminary.

TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1948.

Period	Life Insurance Companies						Trust Companies						Loan Companies					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)	Number of Loans		Amount (\$'000)
1947																		
January	519		2,361	50	334	926	53	145	2	9	12	112	399	21	165	685		
February	519		2,363	33	257	802	66	232	11	28	38	117	346	21	75	207		
March	835		4,008	50	495	1,179	59	220	28	68	199	190	697	19	45	92		
1st Quarter	1,873		8,732	133	1,086	2,907	178	597	41	105	249	419	1,442	61	285	984		
2nd Quarter	4,418		20,667	309	1,639	6,125	194	666	16	76	77	692	2,697	76	270	572		
3rd Quarter	4,197 <sup>(1)</sup>		19,966	300	1,675	5,767	230	719	25	69	193	635	2,334	70	240	625		
4th Quarter	3,848 <sup>(2)</sup>		18,291	466	1,652	5,543	244	924	41	137	289	721	3,190	75	221	555		
Sub-total	14,336		67,657	1,298	6,052	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736		
1948																		
January	960		4,482	91	314	1,067	85	393	6	14	21	120	488	20	58	153		
February <sup>(3)</sup>	829		3,721	169	560	2,278	87	368	9	72	193	107	344	16	49	147		
March <sup>(3)</sup>	1,182		5,942	145	624	2,350	36	102	8	25	58	131	617	17	55	95		
1st Quarter	2,971		14,145	405	1,498	5,695	208	863	23	111	272	358	1,448	53	162	394		

(1) In this quarter one loan was approved for 2 units.

(2) In this quarter one loan was approved for 21 units.

(3) Preliminary.

TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — MARCH, 1948. — *Continued.*

Period	Fraternal Societies(1)						Fire Insurance Companies						All Lending Institutions(2)					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	Number of Loans	Number of Units	Amount (\$'000)	
1947	9	58	8	22	90	—	1	—	6	8	693	2,963	82	536	1,721			
January	8	62	13	38	167	—	—	—	—	—	710	3,003	78	398	1,214			
February	4	15	9	24	108	—	—	—	—	—	1,088	4,940	106	632	1,578			
March	21	135	30	84	365	—	1	—	6	8	2,491	10,906	266	1,566	4,513			
1st Quarter																		
2nd Quarter	13	77	34	82	302	—	5	—	9	43	5,317	24,107	440	2,076	7,119			
3rd Quarter	39	181	33	77	272	2	5	30	12	44	5,103(3)	23,230	523	2,073	6,901			
4th Quarter	29	128	37	77	305	—	2	—	6	42	4,842(4)	22,533	621	2,093	6,834			
Sub-total	102	519	134	320	1,242	2	13	30	33	137	17,753	80,776	1,850	7,808	25,366			
1948																		
January	4	15	9	17	173	—	—	—	—	—	1,169	5,377	127	413	1,413			
February(5)	13	71	17	46	130	—	2	—	8	43	1,036	4,503	213	735	2,792			
March(5)	7	51	13	43	299	—	1	—	8	55	1,356	6,712	184	755	2,856			
1st Quarter	24	136	39	106	602	—	3	—	16	98	3,561	16,593	523	1,893	7,061			

(1) Including mutual benefit societies and pension fund associations.  
(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 21.  
(3) In this quarter one loan was approved for 2 single units.  
(4) In this quarter one loan was approved for 21 single units.  
(5) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Cement	Clay Products			Lumber and Lumber Products		Builders' (2) Hardware
		Building Brick <sup>(1)</sup>	Flue Linings	Vitrified Sewer Pipe	Sawn Lumber	Wood Fibre Insulating Board	
	Millions Barrels of 350 lbs.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Millions of Ft. B.M.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	(\$000)
1945	7.8	190.9	—(3)	—(3)	4,514.2	164.7	4,328.5
1946							
1st Quarter	2.1	42.7	245.7	579.2	1,130.4(4)	35.3	966.2
2nd Quarter	2.8	66.7	264.5	782.1	1,201.7(4)	38.0	870.4
3rd Quarter	3.1	87.6	195.9	904.1	1,702.9(4)	42.7	892.9
4th Quarter	2.7	77.4	234.0	790.5	1,048.9(4)	45.8	937.4
Total, 1946	10.7	274.4	940.1	3,055.9	5,083.3(4)	161.8	3,666.9
1947							
January	.9	18.1	93.9	241.5	352.8(5)	15.8	353.2
February	.7	17.2	77.6	261.7	380.4(5)	14.5	338.9
March	.9	18.7	98.7	287.7	395.3(5)	15.1	377.6
1st Quarter	2.5	54.0	270.2	790.9	1,128.5(5)	45.4	1,069.7
April	.9	19.6	74.5	259.6	367.3(5)	16.2	487.2
May	.9	25.0	105.1	351.1	448.6(5)	17.0	441.7
June	1.1	28.8	74.2	334.2	577.2(5)	17.2	389.9
2nd Quarter	2.9	73.4	253.8	944.9	1,393.1(5)	50.4	1,318.8
July	1.1	30.4	54.2	379.2	647.2(5)	18.0	400.4
August	1.1	27.0	75.3	366.5	610.5(5)	18.0	266.0
September	1.2	28.0	85.1	385.3	553.7(5)	18.2	340.9
3rd Quarter	3.4	85.4	214.6	1,131.0	1,811.4(5)	54.2	1,007.3
October	1.2	30.3	99.6	351.5	463.4(5)	19.2	389.4
November	1.1	25.0	82.6	387.5	291.3(5)	16.2	324.7
December	1.1	24.1	104.2	353.4	258.2(5)	17.8	380.4
4th Quarter	3.4	79.4	286.4	1,092.4	1,012.9(5)	53.2	1,094.5
Total, 1947	12.1	292.2	1,025.0	3,959.1	5,345.9(5)	203.1	4,490.4
1948							
January	1.0	18.2	73.9	306.7	341.2(5)	16.8	382.3
February	1.0	18.1	95.5	369.8	380.3(5)	15.3	427.6
March	1.1	19.9	126.9	468.0	409.7(5)	17.8	492.6
1st Quarter	3.1	56.2	296.3	1,144.5	1,131.2(5)	49.9	1,302.6

- (1) Estimates (see p. 76).  
 (2) Factory sales.  
 (3) Not available.  
 (4) Revised.  
 (5) Estimated.

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948.— *Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt Shingles <sup>(1)</sup>	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	13.6	7,179.1	128.8	57.2	1,432.2	2,386.7
1946							
1st Quarter	10.6	2.7	2,039.2	29.3	18.1	402.6	628.0
2nd Quarter	10.9	3.1	2,111.8	36.7	35.0	455.1	762.9
3rd Quarter	10.6	2.0	1,781.8	28.2	11.8	535.7	778.2
4th Quarter	13.4	3.3	1,990.1	37.6	13.4	589.2	861.0 <sup>(2)</sup>
Total, 1946	45.5	11.1	7,922.9	131.8	78.3	1,982.6	3,030.1 <sup>(2)</sup>
1947							
January	4.3 <sup>(3)</sup>	1.2	803.9	12.6	5.2	158.9	274.8
February	4.3 <sup>(3)</sup>	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4 <sup>(3)</sup>	1.5	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0 <sup>(3)</sup>	4.3	2,347.4	40.1	16.1	505.8	932.8
April	7.0 <sup>(3)</sup>	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8 <sup>(3)</sup>	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1 <sup>(3)</sup>	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	15.9 <sup>(3)</sup>	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8 <sup>(3)</sup>	.9	607.5	11.8	8.3	164.4	251.1
August	3.9 <sup>(3)</sup>	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9 <sup>(3)</sup>	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5 <sup>(3)</sup>	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5 <sup>(3)</sup>	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5 <sup>(3)</sup>	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1 <sup>(3)</sup>	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1 <sup>(3)</sup>	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	56.5 <sup>(3)</sup>	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4
1948							
January	4.5 <sup>(3)</sup>	1.7	787.1	20.7	6.0	164.6	224.5
February	4.0 <sup>(3)</sup>	1.5	774.8	15.0	6.4	165.5	230.8
March	3.8 <sup>(3)</sup>	1.5	841.3	18.1	6.9	171.6	275.6
1st Quarter	12.3 <sup>(3)</sup>	4.7	2,403.2	53.8	19.3	501.7	730.9

(1) Includes siding.

(2) Revised.

(3) Estimated.



TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948. — *Continued.*  
(In Units Specified)

Period	Iron and Steel Products			Rock Wool Batts	Sanitary Ware		
	Cast-Iron Soil Pipe and Fittings	Steel Pipe and Fittings	Wire Nails and Spikes		Bath Tubs	Sinks	Wash Basins
	Thousands of Tons	Thousands of Tons	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	18.5	139.3	70.0	34.4	56.3 <sup>(1)</sup>	— <sup>(2)</sup>	— <sup>(2)</sup>
1946							
1st Quarter	6.4	30.0	17.5	10.3 <sup>(3)</sup>	14.2	27.1	21.0
2nd Quarter	6.2	23.7	18.8	11.4 <sup>(3)</sup>	13.1	27.6	20.0
3rd Quarter	5.3	18.8	7.8	15.8 <sup>(3)</sup>	13.0	21.0	17.4
4th Quarter	6.6	28.7	14.8	17.3 <sup>(3)</sup>	17.6	28.0	20.2
Total, 1946	24.5	101.2	58.9	54.8 <sup>(3)</sup>	57.9	103.7	78.6
1947							
January	2.5	8.1	6.3	7.2	6.0	11.8	7.6
February	2.7	9.2	6.0	6.8	6.0	8.7	7.4
March	2.9	7.1	6.5	7.0	6.5	11.6	7.9
1st Quarter	8.1	24.4	18.8	21.0	18.5	32.1	22.9
April	2.9	10.8	6.6	7.4	7.6	11.2	7.1
May	2.9	8.6	6.7	7.1	7.4	11.3	8.2
June	2.4	6.1	6.2	6.5	6.8	10.3	7.8
2nd Quarter	8.2	25.5	19.5	21.0	21.8	32.8	23.1
July	2.4	7.4	5.6	5.5	5.4	6.7	5.8
August	2.2	4.9	5.8	5.7	7.0	6.3	5.9
September	2.6	8.8	6.9	7.0	7.3	8.9	7.8
3rd Quarter	7.2	21.1	18.3	18.2	19.7	21.9	19.5
October	3.0	9.4	7.4	6.9	7.8	9.3	9.7
November	2.9	8.2	6.7	7.3	6.3	12.8	8.7
December	3.2	4.1	6.6	8.2	7.0	11.7	7.9
4th Quarter	9.1	21.7	20.7	22.4	21.1	33.8	26.3
Total, 1947	32.6	92.6	77.4	82.8	81.1	120.7	91.7
1948							
January	3.2	11.5	6.9	5.9	7.2	10.5	8.8
February	3.3	9.2	5.7	4.8	8.5	11.6	7.9
March	3.7	10.1	7.2	4.5	9.0	12.8	9.4
1st Quarter	10.3	30.8	19.8	15.2	24.7	35.0	26.1

(1) Estimated (see p. 77).

(2) Not available.

(3) Revised.



TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — MARCH, 1948.— *Continued.*  
(In Units Specified)

Period	Electrical Fixtures				Gypsum Products		
	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster
	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons
1945	—(1)	—(1)	—(1)	—(1)	134.0	59.9	67.1
1946							
1st Quarter	611.9	402.6	1,258.6	11.4	43.9(2)	17.3(2)	17.9(2)
2nd Quarter	575.5	484.9	1,124.2	10.0	51.7(2)	17.5(2)	23.4(2)
3rd Quarter	232.5	185.4	362.8	9.4	50.4(2)	19.6(2)	22.3(2)
4th Quarter	388.8	319.9	526.7	14.6	57.0(2)	20.5(2)	24.4(2)
Total, 1946	1,808.7	1,392.8	3,272.3	45.4	203.0(2)	74.9(2)	88.0(2)
1947							
January	166.4	70.9	418.9(3)	6.3	16.8	7.5	9.0
February	163.6	229.3	311.0(3)	5.1	15.1	8.1	9.7
March	165.1	75.4	430.0(3)	5.9	18.6	8.8	10.6
1st Quarter	495.1	375.6	1,159.9(3)	17.3	50.5	24.4	29.3
April	194.0	234.7	451.3(3)	5.4	18.2	8.9	9.7
May	246.1	135.9	505.3(3)	6.8	18.2	11.6	12.8
June	240.4	225.2	391.5(3)	5.2	16.1	10.3	11.2
2nd Quarter	680.5	595.8	1,348.1(3)	17.4	52.5	30.8	33.7
July	138.4	121.4	485.5(3)	5.0	16.2	6.8	10.4
August	158.7	247.9	446.4(3)	5.6	18.2	8.2	12.4
September	191.9	180.4	529.7(3)	5.8	17.0	10.7	12.3
3rd Quarter	489.0	549.7	1,461.6(3)	16.4	51.4	25.7	35.1
October	262.0	155.9	639.5(3)	5.4	19.6	10.7	12.3
November	223.6	229.2	569.8(3)	5.1	20.7	10.9	14.0
December	194.3	214.9	615.6(3)	5.5	19.3	9.7	10.5
4th Quarter	679.9	600.0	1,824.9(3)	16.0	59.6	31.3	36.8
Total, 1947	2,344.6	2,121.2	5,794.5(3)	67.0	214.1	112.2	134.8
1948							
January	174.2	150.4	725.7	6.2	18.8	9.7	10.2
February	271.8	200.2	673.2	6.2	21.4	9.0	10.3
March	347.1	208.4	867.9	7.3	21.5	10.6	12.3
1st Quarter	793.0	559.0	2,266.7	19.8	61.7	29.3	32.8

(1) Not available.

(2) Revised.

(3) Estimates (see p. 77).

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	.7	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	11.7	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4
1948												
January	.5	1.2	16.1	21.4	75.9	24.2	3.3	1.5	6.8	8.9	7.3	4.0
February	.6	1.6	16.3	22.6	90.0	29.7	3.2	1.2	8.9	9.2	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	8.9	10.4	8.0	2.2

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948. — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
April	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.0	1.0	11.1	4.8	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	8.5	.9	10.6	5.5	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	8.8	1.2	12.3	5.9	21.7	1.7	11.2	.6	12.4	.7	4.4	.6

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — MARCH, 1948. — *Continued.*  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	157.4	20.9	363.6	27.8	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	21.1	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0(1)	11.0	0(1)	8.4	2.3
August	145.2	29.2	343.8	34.6	4.6	.3	1.3	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6

(1) Indicates less than 50 units.

TABLE 25.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In thousands of tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946							
1st Quarter	1,155.6	451.0	102.7	65.6	93.4	9.6	1,877.9
2nd Quarter	1,250.6	1,220.7	130.0	91.7	426.1	15.1	3,134.1
3rd Quarter	1,834.3	1,693.6	117.8	110.3	377.4	19.0	4,152.3
4th Quarter	1,629.0	1,351.5	122.2	100.6	263.1	14.6	3,481.0
Total, 1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
January	401.9	188.3	40.5	27.6	41.8	2.9	702.9
February	394.2	168.5	34.4	24.7	42.8	3.4	668.0
March	578.8	207.6	47.2	35.2	80.5	5.0	954.3
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
April	465.3	327.7	48.1	34.1	131.4	6.2	1,012.7
May	489.3	492.5	48.3	40.0	137.8	7.4	1,215.4
June	567.3	621.9	43.6	38.3	129.2	8.1	1,408.4
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
July	673.0	810.4	47.1	38.7	122.4	7.4	1,699.0
August	634.1	716.0	44.8	39.6	124.4	6.8	1,565.6
September	617.4	735.8	52.9	41.0	116.8	8.0	1,572.0
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
October	642.9	775.3	49.6	39.2	120.9	8.3	1,636.1
November	582.0	489.7	47.1	35.0	102.7	5.5	1,262.1
December	602.0	266.8	48.8	35.3	78.3	4.1	1,035.4
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	—	—	—	—	—	—	1,066.0 <sup>(1)</sup>
1st Quarter	—	—	—	—	—	—	2,644.6 <sup>(1)</sup>

(1) Preliminary estimate (see p. 77). Detailed data not available as yet.

TABLE 26. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Glass	Rock Wool	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	4.5	2.9	12.1	8,662
1946					
1st Quarter	7.7	1.9	.7	3.4	2,488
2nd Quarter	9.1	1.6	.9	4.6	2,704
3rd Quarter	11.8	1.1	1.5	5.0	1,868
4th Quarter	15.1	1.3	4.5	5.7	2,376
Total, 1946	43.7	5.9	7.6	18.7	9,437
1947					
January	5.2	.5	1.2	3.4	926
February	3.7	.3	1.2	3.9	922
March	5.8	.6	1.1	4.8	1,042
1st Quarter	14.7	1.4	3.5	12.1	2,890
April	5.6	.3	.6	3.8	1,204
May	7.4	.3	1.0	3.6	1,182
June	4.9	.1	1.1	2.9	1,011
2nd Quarter	17.9	.7	2.7	10.3	3,398
July	7.0 <sup>(1)</sup>	.2	1.1	3.1	1,306
August	5.6	.3	.9	2.8	1,031
September	5.9	.4	.5	2.6	1,504
3rd Quarter	18.5 <sup>(1)</sup>	.9	2.5	8.5	3,841
October	6.6	.5	.6	3.7	1,098
November	7.0	.5	.6	3.6	1,201
December	5.5	.3	.2	1.7	1,013
4th Quarter	19.1	1.3	1.4	9.0	3,312
Total, 1947	70.2	4.3	10.1	39.9	13,442
1948					
January	7.6	.4	.4	.9	1,121
February	6.3	.3	.3	.8	2,387
March	7.8	.5	.2	1.6	1,365
1st Quarter	21.7	1.2	.9	3.3	4,873



TABLE 27. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — MARCH, 1948.  
(In Units Specified)

Period	Lumber	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	3.7	813.6	45.3	3,973
1946					
1st Quarter	426.3	.5	383.6	7.0	830
2nd Quarter	389.0	2.3	369.3	4.5	958
3rd Quarter	564.2	2.1	515.4	12.8	1,183
4th Quarter	703.8	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	6.1	1,270.5	36.1	4,407
1947					
January	180.4	.4	0	3.8	529
February	205.3	.1	2.7	3.2	366
March	234.7	.1	3.9	1.7	573
1st Quarter	620.4	.6	6.6	8.7	1,468
April	207.1	.1	1.4	3.0	471
May	168.7	.4	4.5	8.3	774
June	194.0	.3	.3	5.3	1,008
2nd Quarter	569.8	.8	6.2	16.6	2,253
July	210.5	.4	2.7	5.3	519
August	227.7	.5	2.2	4.3	592
September	259.3	.4	4.3	4.2	561
3rd Quarter	697.5	1.3	9.2	13.8	1,672
October	317.0	.5	2.6	3.8	767
November	236.2	.6	7.3	4.5	614
December	294.1	.4	0	3.7	572
4th Quarter	847.3	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	4.2	31.9	51.1	7,346
1948					
January	216.5	.3	19.1	2.3	476
February	197.4	.1	114.8	2.5	408
March	197.0	.1	43.1	1.4	635
1st Quarter	610.9	.5	177.0	6.2	1,519

TABLE 28.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA,(1) 1946 — MARCH, 1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946—January	76,350	2,171	28.43
February	78,597	2,498	31.78
March	79,750	2,598	32.58
April	81,241	2,603	32.04
May	83,229	2,614	31.41
June	73,881	2,262	30.62
July	86,579	2,765	31.94
August	90,445	2,942	32.53
September	91,693	2,984	32.54
October	90,185	3,002	33.29
November	89,921	3,009	33.46
December	88,559	2,998	33.85
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.19
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95

(1) As reported by employers with 15 or more employees.

SECTION 6.  
BUILDING LABOUR

TABLE 29. — EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — FEBRUARY, 1948.<sup>(1)</sup>  
(In Thousands)

Week Ending	Persons Employed		Persons Unemployed	
	Construction Industry	All Industries	Construction Industry	All Industries
1945—November 17	184	4,326	13	172
1946—February 23	154	4,312	21	213
June 1	241	4,702	8	126
August 31	267	4,860	9	117
November 9	244	4,733	13	115
1947—March 1.	187	4,565	21	141
May 31	254	4,821	8	91
August 16	283	5,008	8	73
November 8	284	4,847	12	87
1948—February 21	219	4,669	33	156

(1) Estimates (see p. 78).

TABLE 30. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND  
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,<sup>(1)</sup>  
1945 — APRIL, 1948.

Period	Building Industry			Indexes of Employment 1935-1939 = 100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1945					
Annual Average	44,932	1,533	34.03	173.7	161.3
1946					
Annual Average	65,386	2,230	33.97	248.6	159.5
1947—January	71,688	2,222	30.99	268.1	166.7
February	72,362	2,583	35.69	269.7	166.4
March	73,800	2,730	36.99	274.6	166.1
April	76,642	2,765	36.07	285.1	166.4
May	79,900	2,995	37.48	297.0	165.4
June	85,588	3,174	37.08	317.6	169.9
July	91,040	3,367	36.98	338.3	174.5
August	97,692	3,755	38.44	358.2	177.4
September	101,173	3,907	38.61	370.0	177.9
October	103,050	4,095	39.73	376.3	179.4
November	104,529	4,205	40.23	381.8	182.2
December	100,021	4,063	40.62	364.9	183.8
Annual Average	88,124	3,322	37.41	325.1	173.1 <sup>(2)</sup>
1948—January	89,706 <sup>(2)</sup>	3,139 <sup>(2)</sup>	35.00 <sup>(2)</sup>	327.0 <sup>(2)</sup>	178.4
February	85,344	3,523	41.28	311.3	174.3
March	82,758	3,489	42.16	301.8	174.0
April <sup>(3)</sup>	84,222	3,302	39.20	307.1	171.8

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 31. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA,<sup>(1)</sup>  
1945 — APRIL, 1948.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945					
Annual Average	33,770	40.4	1,364	80.9	32.68
1946					
Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.2	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.2	2,867	90.0 <sup>(3)</sup>	35.28 <sup>(3)</sup>
1948—January <sup>(3)</sup>	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April <sup>(4)</sup>	69,035	37.8	2,608	98.9	37.38

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 78).

(3) Revised.

(4) Preliminary.

TABLE 32. --- UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, MARCH, 1945 --- APRIL, 1948.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945 March	338	283	2,546	3,430	1,121	872	158	59	638	480	476	361	5,277	5,485	3,364	1,025	8,641	6,510
1946 March	689	254	1,682	9,497	641	3,357	162	92	237	1,806	370	1,137	3,781	16,143	1,696	2,786	5,477	18,929
June	949	120	3,334	3,073	839	809	218	56	270	1,027	592	512	6,202	5,597	3,074	2,125	9,276	7,722
September	850	114	3,168	1,963	373	885	189	37	365	739	489	288	5,434	4,026	4,125	1,728	9,559	5,754
December	783	222	847	4,970	59	3,369	159	81	295	926	172	712	2,315	10,280	1,288	1,865	3,603	12,145
1947 January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
February	631	352	758	8,952	127	3,489	161	80	220	700	102	1,251	1,999	14,824	1,016	9,285	3,015	24,109
March	804	299	1,142	7,971	230	2,760	212	72	243	686	176	1,064	2,807	12,852	1,642	8,666	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	70	238	717	367	854	3,439	10,048	3,370	7,597	6,809	17,645
May	659	121	2,322	3,317	663	851	190	24	309	555	459	466	4,602	5,331	6,619	4,540	11,221	9,874
June	674	90	2,864	1,912	578	547	139	32	383	397	511	299	5,149	3,277	6,342	3,964	11,491	7,241
July	650	56	3,152	1,362	507	537	148	12	344	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
August	687	49	3,068	1,147	404	556	170	19	463	280	514	244	5,306	2,295	7,892	2,578	13,198	4,873
September	567	54	3,236	1,195	253	675	246	5	499	245	499	241	5,383	2,415	9,853	2,289	15,236	4,704
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,966	2,642	11,822	5,585
November	482	110	1,101	2,810	112	1,873	201	21	379	319	226	458	2,501	5,591	2,460	4,096	4,961	9,687
December	336	293	431	6,654	45	2,946	127	53	324	521	132	947	1,395	11,414	614	7,263	2,009	18,677
1948 January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162
February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
April	399	311	1,074	8,585	430	1,482	208	83	262	744	257	1,020	2,625	12,225	2,293	8,343	4,918	20,568



TABLE 33. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1945 — MARCH, 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945							
Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946							
March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1

(1) For coverage, see p. 78.

TABLE 34. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — MARCH, 1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers(1)	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946								
1st Quarter	220	6,922	2,181	100	925	1,199	661	12,208
2nd Quarter	22	1,259	341	10	390	557	129	2,708
3rd Quarter	22	753	576	7	217	440	136	2,151
4th Quarter	52	2,880	2,520	33	272	486	323	6,566
Total, 1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947								
January	83	3,376	1,192	37	231	233	351	5,503
February	73	2,474	667	23	230	222	208	3,897
March	50	1,726	373	14	237	203	102	2,705
1st Quarter	206	7,576	2,232	74	698	658	661	12,105
April	13	856	242	8	170	198	51	1,538
May	11	463	153	5	127	125	56	940
June	3	278	75	6	89	99	48	598
2nd Quarter	27	1,597	470	19	386	422	155	3,076
July	7	198	85	1	69	116	20	496
August	5	146	81	5	57	82	26	402
September	10	202	147	4	56	100	21	540
3rd Quarter	22	546	313	10	182	298	67	1,438
October	9	325	381	4	51	131	33	934
November	22	907	798	14	98	171	126	2,136
December	81	2,116	1,013	31	233	204	258	3,936
4th Quarter	112	3,348	2,192	49	382	506	417	7,006
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343(2)	6,299(2)	1,852(2)	108(2)	362(2)	328(2)	1,016(2)	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986

TABLE 35.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1946 — 1948.<sup>(1)</sup>

Trade and Type of Training	1946		1947				1948
	Mar. 31	Dec. 31	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31
Bricklaying							
Vocational	129	386	460	255	129	133	151
Apprenticeship	77	263	463	547	612	677	682
Total	206	649	923	802	741	810	833
Carpentry							
Vocational	729	1,103	919	371	226	177	194
Apprenticeship	291	1,021	1,302	1,421	1,499	1,566	1,550
Total	1,020	2,124	2,221	1,792	1,725	1,743	1,744
Painting and Decorating							
Vocational	133	206	157	78	22	16	13
Apprenticeship	67	443	323	315	318	323	261
Total	200	649	480	393	340	339	274
Plastering							
Vocational	48	34	57	29	4	7	10
Apprenticeship	36	129	182	185	213	237	263
Total	84	163	239	214	217	244	273
Plumbing and Steam Fitting							
Vocational	303	410	351	185	87	71	63
Apprenticeship	395	1,097	1,297	1,396	1,519	1,601	1,580
Total	698	1,507	1,648	1,581	1,606	1,672	1,647
Electrical							
Vocational	706	834	740	323	239	215	168
Apprenticeship	470	1,017	1,212	1,275	1,334	1,373	1,428
Total	1,176	1,851	1,952	1,598	1,573	1,588	1,596
Sheet Metal							
Vocational	238	131	122	50	14	20	20
Apprenticeship	193	409	558	571	599	636	616
Total	431	540	680	621	613	656	636
All Trades							
Vocational	2,286	3,104	2,806	1,291	721	639	619
Apprenticeship	1,529	4,379	5,337	5,710	6,094	6,413	6,280
Total	3,815	7,483	8,143	7,001	6,815	7,052	6,899

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 36. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — MARCH, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
January	2	25	12	0	5	11	1	56	10	66
February	5	16	10	1	4	25	4	65	7	72
March	4	37	7	2	9	18	4	81	11	92
1st Quarter	11	78	29	3	18	54	9	202	28	230
April	5	60	15	3	7	13	2	105	3	108
May	7	59	16	4	10	40	9	145	12	157
June	6	62	10	0	11	35	2	126	17	143
2nd Quarter	18	181	41	7	28	88	13	376	32	408
July	12	54	16	0	8	25	3	118	19	137
August	26	97	18	5	28	62	22	258	45	303
September	16	77	29	14	20	92	33	281	61	342
3rd Quarter	54	228	63	19	56	179	58	657	125	782
October	30	107	49	4	17	112	31	350	85	435
November	26	117	29	12	24	136	17	361	72	433
December	25	67	30	10	21	84	13	250	329	579
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978

TABLE 37. — STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — MARCH, 1948.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 <sup>(1)</sup>	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

SECTION 7  
BUILDING COSTS  
TABLE 38. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,  
1945 — APRIL, 1948.  
(1935-1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials	Composite Index of All Commodities
1945 Annual Average	179.9	102.1	110.5	172.8	104.4	104.8	147.4	107.0	120.9	144.8	134.4
1946 Annual Average	190.0	101.8	110.5	172.8	104.4	121.0	154.5	112.5	126.0	152.5	140.9
1947—											
January	212.4	101.7	114.0	172.8	104.4	123.7	173.8	114.4	156.6 <sup>(1)</sup>	168.6 <sup>(1)</sup>	148.2
February	216.4	104.2	114.0	172.8	104.4	123.7	173.8	114.4	173.4	173.5 <sup>(1)</sup>	153.5 <sup>(1)</sup>
March	216.4	104.2	114.0	172.8	104.4	123.7	173.8	121.2	173.0 <sup>(1)</sup>	173.5 <sup>(1)</sup>	156.8 <sup>(1)</sup>
April	216.4	106.1	114.0	172.8	104.4	123.7	173.8	121.2	170.7	173.4	160.0 <sup>(1)</sup>
May	236.8	106.1	125.2	172.8	104.4	123.7	173.8	121.2	169.1 <sup>(1)</sup>	183.3 <sup>(1)</sup>	163.1 <sup>(1)</sup>
June	242.0	106.1	125.2	172.8	104.4	140.9	173.8	121.2	173.3	187.3 <sup>(1)</sup>	166.1 <sup>(1)</sup>
July	243.8	106.1	125.2	182.4	104.4	140.9	173.8	121.2	173.3	188.3	167.5
August	248.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	173.0	190.7 <sup>(1)</sup>	169.7
September	250.7	108.9	125.2	182.4	104.4	140.9	187.8	121.2	202.0	194.7 <sup>(1)</sup>	173.9 <sup>(1)</sup>
October	283.9	108.9	125.2	182.4	112.3	149.5	187.8	121.2	202.1	210.8 <sup>(1)</sup>	180.8 <sup>(1)</sup>
November	288.5	109.2	125.2	182.4	112.3	149.5	187.8	134.8	197.2	212.6	184.9
December	291.6	114.0	125.2	182.4	112.3	149.5	187.8	134.8	198.6	215.2	186.2
Annual Average	245.6	107.1 <sup>(1)</sup>	121.5	177.6	106.4	135.8 <sup>(1)</sup>	178.5	122.2 <sup>(1)</sup>	180.2 <sup>(1)</sup>	189.3 <sup>(1)</sup>	167.5 <sup>(1)</sup>
1948—											
January	290.1	114.5	125.2	182.4	112.3	149.5	187.8	134.8	200.1	213.7	190.6
February	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	202.1	213.8	191.1
March	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	201.0	211.8	190.6
April	287.3	117.5	125.2	208.0	112.3	149.5	187.8	134.8	204.8	213.2	192.7

(1) Revised.



TABLE 39. — AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, (1)  
1945 — MARCH, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	All Skilled Construction Workers(2)	Unskilled Construction Workers	All Construction Workers(2)
1945	\$ 1.19	1.03	.90	1.13	1.10	1.08	1.02	1.06	.64	.96
1946(3)	1.33	1.14	.99	1.25	1.23	1.21	1.14	1.18	.68	1.06
1947(3)										
March	1.37	1.15	1.00	1.33	1.23	1.21	1.14	1.20	.70	1.08
June	1.43	1.23	1.05	1.37	1.32	1.26	1.21	1.27	.73	1.14
September	1.46	1.25	1.07	1.38	1.32	1.29	1.24	1.29	.75	1.16
December	1.46	1.26	1.08	1.38	1.40	1.29	1.24	1.30	.76	1.18
1948(3)										
March	1.46	1.26	1.08	1.38	1.43	1.35	1.24	1.32	.76	1.19

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 80).

(2) Weighted averages (see p. 80).

(3) Data include provision for holiday pay allowances. Data for 1947 and 1948 are preliminary.

TABLE 40. — INDEXES OF COST OF LIVING AND RENT, CANADA,  
1945 — APRIL, 1948.  
(1935-1939 = 100)

Period	Cost of Living	Rent
1945		
Annual Average.....	119.5	112.1
1946		
Annual Average.....	123.6	112.7
1947—January.....	127.0	113.4
February.....	127.8	113.4
March.....	128.9	113.4
April.....	130.6	113.4
May.....	133.1	115.4
June.....	134.9	117.8
July.....	135.9	117.8
August.....	136.6	117.8
September.....	139.4	117.8
October.....	142.2	119.9
November.....	143.6	119.9
December.....	146.0	119.9
Annual Average.....	135.5	116.7
1948—January.....	148.3	119.9
February.....	150.1	119.9
March.....	150.8	119.9
April.....	151.6	119.9

SECTION 8  
BUILDING INDUSTRY

TABLE 41. — BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY  
AND IN ALL INDUSTRIES, CANADA, 1945 — MARCH, 1948.

Period	Construction Industry			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	264	1,650	3,792
1946						
1st Quarter	4	11	25	55	899	1,546
2nd Quarter	6	9	21	53	604	1,072
3rd Quarter	12	65	133	64	1,131	1,649
4th Quarter	13	273	401	97	777	1,717
Total, 1946	35	358	580	269	3,411	5,984
1947						
1st Quarter	12	101	152	109	1,049	1,610
2nd Quarter	18	241	577	137	1,956	3,255
3rd Quarter	13	25	69	122	1,663	2,764
4th Quarter	10	215	305	141	2,326	3,478
Total, 1947	53	581	1,102	509	6,994 <sup>(2)</sup>	11,107 <sup>(2)</sup>
1948 <sup>(3)</sup>						
1st Quarter	15	199	429	198	2,265	4,005

(1) Refers to total number of assignments and receiving orders during period (see p. 80).

(2) Revised.

(3) Preliminary.

TABLE 42. — INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,  
CANADA, 1945 — APRIL, 1948.  
(1935-1939=100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1945		
Annual Average.....	116.0	93.7
1946		
Annual Average.....	149.6	108.6
1947—January.....	142.0	99.2
February.....	145.3	102.4
March.....	140.2	99.2
April.....	136.8	97.7
May.....	136.4	97.6
June.....	135.8	98.6
July.....	136.6	100.6
August.....	135.0	98.8
September.....	132.9	97.2
October.....	133.9	99.0
November.....	138.2	101.0
December.....	136.1	100.3
Annual Average.....	137.4	99.3
1948 —January.....	132.6	102.0
February.....	122.5	96.0
March.....	121.4	95.8
April.....	123.0	103.7

PART III

SOURCES AND EXPLANATORY NOTES





## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, JANUARY-APRIL, 1945-1948.

Chart based on data compiled by the Economic Research Division, C.M.H.C. Data for January, 1945, relate to operations under the National Housing Act, 1938.

FIGURE 2.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST QUARTERS, 1947 AND 1948.

Chart based on data shown in Table 23.

FIGURE 3.—INDEXES OF BUILDING MATERIAL WHOLESALE PRICES, 1945—MARCH, 1948.

Chart based on data provided by courtesy of the Prices Statistics Section, D.B.S. See also note for Table 38.

### PART II TABULAR MATERIAL

TABLE 1.—REGISTRATIONS OF BIRTHS, DEATHS, AND MARRIAGES, IN CITIES, TOWNS AND VILLAGES WITH POPULATIONS OF 10,000 AND OVER, CANADA, 1945—MARCH, 1948.

Data obtained from monthly issues of *Registration of Births, Deaths, and Marriages*, Social Welfare Statistics Division, D.B.S.

At the time of the 1941 Census the centres covered by this series had a population of 4,433,446 representing 38.5 per cent of the total population of Canada.

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1945—MARCH, 1948.

Data for 1945 obtained from *Housing Statistics, 1946*. Data for completions in 1946 obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and Other Areas as Completed in the Nine Months Ending September 30, 1947*, Public Finance Statistics Division, D.B.S. Data for completions in 1947 obtained from Public Finance Statistics Division, D.B.S. Data for housing units under construction at the end of 1946 and 1947 obtained from *Housing Bulletin No. 1*, March, 1948, Housing Research Section, Central Research and Development Division, D.B.S. Data for 1948 obtained from *Housing Bulletin No. 2*, April, 1948, Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction as shown for the end of March, 1948, does not equal the number shown as under construction at the end of 1947 plus starts during the first quarter of 1948 less completions during the first quarter of 1948. The figure for units under construction is subject to adjustment each quarter because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—MARCH, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C. The number of units under construction at the end of March, 1948, need not equal the sum of all units started less total completions, owing partly to the fact that some single unit starts are reported as double and vice versa, but chiefly because there are some starts which are later cancelled and never become completions.

TABLE 4.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—MARCH, 1948.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S. Data for January—March, 1948, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

The number of new dwelling units includes conversions.

Data for March, 1948, based on returns from 200 municipalities.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—APRIL, 1948.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—APRIL, 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, FIRST QUARTERS, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, FIRST QUARTERS, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—MARCH, 1948.

Data compiled by the Mortgage Division, C.M.H.C.

TABLE 10.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—MARCH, 1948.

Data compiled by the Emergency Shelter Division, C.M.H.C.

TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—MARCH, 1948.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—March, 1948, compiled by the Accounting Division, C.M.H.C.

Other data compiled by Program Section, Construction Division, C.M.H.C.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—APRIL, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, MARCH AND DECEMBER, 1947, AND MARCH, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of March, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—MARCH, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947—MARCH, 1948.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 17.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—MARCH, 1948.

Data compiled by the Canadian Farm Loan Board, Department of Finance.



TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—MARCH, 1948.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 19.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—APRIL, 1948.

Data to July, 1947, compiled by the Economic Research Branch, Department of Reconstruction and Supply. Data for August, 1947—April, 1948, compiled by Priorities Branch, Department of Reconstruction and Supply. Year-end recapitulation of priorities issued during 1947 accounted for the reduction of 633 units in Veterans' Projects by C.M.H.C. and the addition of 646 prefabricated houses.

TABLE 20.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—APRIL, 1948.

Data compiled by Economic Research Division, C.M.H.C.

TABLE 21.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—MARCH, 1948.

Data compiled by the Economic Research Division, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 22.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—MARCH, 1948.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation. Source is the same as for Table 21.

TABLE 23.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.

Sources of data for building materials listed in Table 23 are as follows:

**Cement:**

1945—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Building Brick:** Data relate to face and common clay brick.

1945 *The Clay and Clay Products Industry in Canada, 1946, D.B.S., p. 4.*

1946—1948 Estimates prepared by Economic Research Division, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1948 shown in *Canadian Statistical Review*, March, 1948, D.B.S., represent production of these firms only.

**Sawn Lumber:**

1945 By courtesy of the Timber Controller, Department of Reconstruction and Supply.

1946 By courtesy the Timber Controller, Department of Reconstruction and Supply.

1947 *Production, Shipments and Stocks on Hand of Sawmills, January, 1948, D.B.S.*

1948 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills, D.B.S.*

**Wood Fibre Insulating Board:**

1945 By courtesy the Forest Products Statistics Section, D.B.S.

1946—1948 Monthly issues *Rigid Insulating Board Industry, D.B.S.*

**Builders' Hardware:**

1945 *The Hardware, Tools and Cutlery Industry in Canada, 1945, D.B.S.*

1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Warm Air Furnaces:**

1945—1946 *Special Statement on Warm Air Furnaces, 1946, D.B.S., p. 1.*

1947—1948 Monthly estimates prepared by Economic Research Division, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

### Domestic Heating Boilers:

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Cast-Iron Radiators:

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Hot Water Storage Tanks:

- 1945 *The Sheet Metal Products Industry in Canada, 1945, D.B.S., p.7.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Electric Hot Water Tank Heaters:

- 1945 *The Cooking and Heating Apparatus Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Asphalt Shingles:

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

### Asphalt Rolls:

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

### Rock Wool Batts:

- 1945 *The Stone Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Gypsum Wallboard:

- 1945 *The Gypsum Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### Gypsum Plaster:

- 1945 *The Gypsum Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Data for flue linings, vitrified sewer pipe, electrical fixtures, sanitary ware, gypsum lath, cast-iron soil pipe and fittings, steel pipe and fittings and wire nails and spikes obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947. Data for outlet boxes, 1947, revised following compilation of 12 month data from the annual Census of Industry.

### TABLE 24.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—MARCH, 1948.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

### TABLE 25.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.

Data to January, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for February and March, 1948, estimated on the basis of car loadings during those months as reported in weekly issues of *Car Loadings*, D.B.S.

### TABLE 26.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

### TABLE 27.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—MARCH, 1948.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in *Canadian Statistical Review*, March, 1948, D.B.S., include planks and boards only.

TABLE 28.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—MARCH, 1948.

Data compiled by the Economic Research Division, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 29. EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—FEBRUARY, 1948.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in Table 29 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 29, includes engineering as well as building construction, whereas the following tables, numbers 30 and 31, cover the building industry only.

TABLE 30.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1945—APRIL, 1948.

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Index of employment converted from a 1926 to 1935-1939 base.

TABLE 31.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—APRIL, 1948.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 30.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 32.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, MARCH, 1945—APRIL, 1948.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 33. UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—MARCH, 1948.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of



Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 29, 32 and 34.

**TABLE 34.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—MARCH, 1948.**

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Division, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 29, 32, and 33.

The chief limitations of the data in Table 34 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

**TABLE 35.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1946-1948.**

Data compiled by the Vocational Training Branch, Department of Labour.

**TABLE 36.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—MARCH, 1948.**

Compiled by the Economic Research Division, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

**TABLE 37.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—MARCH, 1948.**

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

**TABLE 38.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1945—APRIL, 1948.**

Composite indexes of wholesale prices of building materials and all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1935-1939 base.

(1) Brick index refers to 'dry-pressed face to No. 1, F.O.B. Works, Montreal'.

(2) Glass index refers to '188, single diamond, 40 U.I.'

(3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.

(4) Steel pipe index refers to 'steel pipe, butweld, 1" diam., basing point wholesale to distributors'.

- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.
- (7) Composite Index of All Commodities is based on 510 commodities.

TABLE 39.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES CANADA, 1945—MARCH, 1948.

Data for 1945 based on wage rates published in *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 based on rates provided by courtesy the Research and Statistics Branch, Department of Labour. Quarterly data for 1947 and 1948 based on rates provided by courtesy the Industrial Relations Branch, Department of Labour.

The rates shown for 1946 and 1947 have been revised to cover holiday pay allowances provided for construction workers in accordance with provincial legislation and union agreements across Canada.

Rates shown in Table 39 represent averages of rates in 15 Canadian cities and their environs, weighted according to the number of housing unit completions in each city during 1946. The cities covered, and their weights expressed in percentage terms are as follows: Calgary, 5 per cent; Edmonton, 4 per cent; Halifax, 3 per cent; Hamilton, 3 per cent; London, 4 per cent; Montreal, 17 per cent; Ottawa, 7 per cent; Quebec, 5 per cent; Regina, 2 per cent; St. John, 1 per cent; Toronto, 19 per cent; Vancouver, 13 per cent; Victoria, 4 per cent; Windsor, 3 per cent; Winnipeg, 10 per cent.

The rates for 'all construction workers' and 'skilled construction workers' represent averages of the trade rates, weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, O. J. Firestone, King's Printer, 1943, p. 29. The percentage weights are as follows: bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

As this method of weighting differs from that used in calculating the Department of Labour's index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 39 are apt to differ somewhat, but not materially, from variations in the annual index as prepared by the Department of Labour. The quarterly data for 1947 and 1948 are preliminary, and subject to revision with the issuance of the Department of Labour's annual rates for the two years.

When used in conjunction with the composite index of building material wholesale prices to form a combined index of material and labour costs entering into residential construction, the index of wage rates is weighted 37.5, as against 52.5 for materials, in accordance with the weights used in the study, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 40. INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—APRIL, 1948.

Data for 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 41.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945—MARCH, 1948.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data in Table 41 do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 41 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 41.

The classification of bankruptcies in the construction industry, as shown in Table 41, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 42.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1945—APRIL, 1948.

Data for the period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks during 1945-1948.

(2) All industrial index based on 74 stocks during 1945-1947 and 76 for the period January—April, 1948.



# INDEX OF CONTENTS

NOTE—*Page numbers in light type refer to subject matter in the Factual Summary, while those in heavier type refer to Tabular Material.*

	PAGE
Apprenticeship training, construction trades. . . . .	19, 63
Approved priorities, building materials. . . . .	13, 41
Armed service married quarters. . . . .	12, 38
Bankruptcies:	
building industry. . . . .	20, 69
all industries. . . . .	20, 69
Benefit years established, construction trades. . . . .	17, 62
Births. . . . .	9, 23
Building costs:	
labour. . . . .	19, 67
materials. . . . .	19, 66
Building industry:	
bankruptcies. . . . .	20, 69
common stock prices, building material companies. . . . .	20, 70
Building labour:	
apprenticeship training. . . . .	19, 63
earnings. . . . .	17, 58, 59
employment. . . . .	17, 58
hourly wage rates. . . . .	20, 67
immigration. . . . .	19, 64
strikes. . . . .	19, 65
unfilled vacancies. . . . .	60
unplaced applicants. . . . .	17, 60
vocational training. . . . .	19, 63
Building materials:	
exports. . . . .	16, 55
imports. . . . .	16, 54
prices. . . . .	19, 66
production. . . . .	15, 46-49
railway tons loaded. . . . .	16, 53
sales. . . . .	15, 50-52
stocks. . . . .	15, 50-52
Building material industries:	
employment. . . . .	16, 56
weekly earnings. . . . .	16, 56
Building permits issued, residential. . . . .	9, 26
Canadian Farm Loan Act, 1927. . . . .	12, 39
Common stock prices. . . . .	20, 70
Completions of housing units. . . . .	9, 24, 25
Construction industry:	
employment. . . . .	17, 57
unemployment. . . . .	17, 57
unemployment, trade unions. . . . .	17, 61
Contracts awarded, residential. . . . .	9, 27
Cost of living. . . . .	20, 68
Deaths. . . . .	9, 23
Double depreciation on rental housing projects. . . . .	13, 42

	PAGE
Earnings of labour, building industry.....	17, 58, 59
Earnings of labour, building material industry...	16, 56
Emergency Shelter.....	11, 32
Employment:	
building industry.....	17, 58, 59
building material industries.....	16, 56
construction industry...	17, 57
all industries.....	17, 57
Exports of building materials.....	16, 55
Farm housing:	
Canadian Farm Loan Act, 1927.....	12, 39
Farm Improvement Loans Act, 1944.....	13, 40
Veterans' Land Act, 1942.....	12, 36, 37
Farm Improvement Loans Act, 1944.....	13, 40
Gross loans, N.H.A., 1944.....	10, 28-30
Home Extension Loan Guarantees, N.H.A., 1944.....	11, 31
Hourly wage rates, construction workers.....	20, 67
House-building activity.....	9, 24, 25
Housing units:	
carry-over, March, 1948.....	9, 24, 25
completions.....	9, 24, 25
starts.....	9, 24, 25
Immigration, construction workers.....	19, 64
Imports, selected building materials.....	16, 54
Indexes:	
all commodity prices.....	66
building material prices.....	19, 66
common stock prices.....	20, 70
cost of living.....	20, 68
employment, all industries.....	17, 57
employment, building industry.....	17, 57
employment, construction industry ..	16, 57
rent.....	20, 68
Labour market.....	17
Loadings, building materials on railway cars.....	16, 56
Marriages.....	9, 23
Mortgage loans:	
real estate .....	13, 43
new non-farm housing.....	13, 44, 45
National Housing Act, 1944:	
gross loans.....	10, 28-30
home extension loan guarantees...	11, 31
integrated housing.....	10, 25, 29
loans for home-ownership.....	10, 29
loans for rental purposes.....	11, 29
Net family formation.....	9
Population trends.....	9, 23
Priority assistance, building materials.....	13, 41
Production, building materials.....	15, 46-49
Publicly-assisted house-building.....	9-13, 28-42



	PAGE
Real estate lending.....	13, 43
Rental housing:	
double depreciation projects.....	13, 42
National Housing Act, 1944.....	10, 29
Veterans' housing projects.....	11, 33-35
Armed service married quarters.....	12, 38
Rent index.....	20, 68
Sales, building materials.....	15, 50-52
Starts of housing units.....	9, 24, 25
Stocks, building materials.....	15, 50-52
Strikes in the building industry.....	19, 65
Trade unions, unemployment.....	17, 61
Unemployment, construction industry.....	17, 57
Unfilled vacancies, construction industry.....	60
Unplaced applicants, construction industry.....	17, 60
Urban house-building.....	9, 24
Veterans' Land Act 1942.....	12, 36, 37
Veterans' housing projects.....	11, 33-35
Vocational training, construction trades.....	19, 63
Weekly payrolls:	
building industry.....	17, 58, 59
building material industries.....	16, 56
Wholesale price index:	
all commodities.....	66
building materials.....	19, 66













MH 21  
H51

UNIVERSITY OF  
DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DIVISION

MH 21

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BAROMETRICS FILE "A"

# HOUSING IN CANADA

## A FACTUAL SUMMARY

JULY, 1948

OTTAWA, CANADA



## CONTENTS

	PAGE
Foreword.....	3
List of Tables and Charts.....	5
Part I.—Factual Summary.....	7
Part II.—Tabular Material.....	23
1. Population Trends.....	25
2. House-Building Activity.....	26
3. Publicly-Assisted House-Building.....	30
4. Real Estate Lending.....	45
5. Building Materials.....	48
6. Building Labour.....	61
7. Building Costs.....	70
8. Building Industry.....	73
Part III.—Sources and Explanatory Notes.....	75
Index.....	87



## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issues for January, 1947 and 1948, dealt with more recent developments, providing both annual and monthly data. The remaining issues, including the present one, concentrate mainly on quarterly developments. This review is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, the Superintendent of Insurance, the Superintendent of Bankruptcy and the Dominion Bureau of Statistics.

*Housing in Canada* treats major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Division  
Central Mortgage and Housing Corporation*

Ottawa, July, 1948.





# LIST OF TABLES

TABLE	PAGE
1. Number of Births, Deaths and Marriages, Canada, 1945 — June, 1948.....	25
2. Number of New Housing Units Started, Completed, and Under Construction, Canada, 1945 — July, 1948.....	26
3. Number of New Housing Units Started, Completed, and Under Construction in Metropolitan Areas and Municipalities of 5,000 Population and Over, Canada, 1946 — June, 1948.....	27
4. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — June, 1948.....	28
5. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — June, 1948.....	29
6. Lending Operations Under the National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Housing Units Financed, Canada, February, 1945 — July, 1948.....	30
7. Lending Operations Under The National Housing Act, 1944, Gross Loans Approved by Type of Loan, Canada, January — June, 1947 and 1948.....	31
8. Lending Operations Under The National Housing Act, 1944, Analysis of Gross Loans Approved Showing Average Estimated Cost, Lending Value, Amount of Loan, Floor Area, and Construction Cost per Square Foot, By Type of Housing Unit, Canada, January — June, 1947 and 1948.....	32
9. Lending Operations Under The National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946 — June, 1948.....	33
10. Operations Under The Emergency Shelter Regulations, Completed Construction, Constructed in Progress and Financial Assistance Grants, Canada, December 19, 1944 — June, 1948.....	34
11. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Completed Construction and Actual Expenditure, Canada, April, 1941 — June, 1948....	35
12. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — July, 1948.....	36
13. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Housing Units Under Contract, By Twenty-Three States of Construction, Canada, June and December, 1947, and June, 1948.....	37
14. Operations Under The Veterans' Land Act, 1942, Number and Amount of Appropriations and Applications for Assistance Approved, By Type of Project, Canada, September 23, 1943 — June, 1948.....	38
15. Operations Under The Veterans' Land Act, 1942, Completed Construction, Construction in Progress and Expenditure By Type of Project, Canada, September, 23, 1943 — June, 1948.....	39
16. Armed Service Married Quarters, Permanent and Temporary Housing, Number Started, Completed, and Under Construction, Canada, 1947 — June, 1948.....	40
17. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, May, 1929 — June, 1948.....	41
18. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — June, 1948.....	42
19. Number of Housing Units For Which Priority Assistance For Building Materials Has Been Approved, By Type of Project, Canada, August 23, 1945 — July, 1948.....	43
20. Approved Applications For Double Depreciation on Rental Housing Projects, Canada, 1947 — July, 1948.....	44
21. Gross Mortgage Loans on Real Estate Approved By Lending Institutions, By Type of Loan, Canada, 1947 — June, 1948.....	45
22. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, By Type of Lending Institution, and By Type of Housing Unit, Canada, 1947 — June, 1948.....	46-47
23. Volume of Production of Selected Building Materials, Canada, 1945 — June, 1948.....	48-52
24. Sales and Stocks of Selected Building Materials, Canada, 1947 — June, 1948.....	53-55
25. Volume of Imports of Selected Building Materials, Canada, 1945 — June, 1948....	56
26. Volume of Exports of Selected Building Materials, Canada, 1945 — June, 1948....	57
27. Movement by Rail of Building Materials, 1945 — June, 1948.....	58
28. Employment and Weekly Payrolls in Building Material Industries, Canada, 1946 — June, 1948.....	59

## TABLE

PAGE

29. Bankruptcies in the Building Material Industries and in All Industries, Canada, 1945 — June, 1948.....	60
30. Employment and Unemployment in The Construction Industry and All Industries, Canada, Quarterly, November, 1945 — June, 1948.....	61
31. Employment and Weekly Payrolls in The Building Industry and Indexes of Employment in The Building and All Industries, Canada, 1945 — July, 1948.....	62
32. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked Per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — July, 1948.....	63
33. Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, March, 1945 — July, 1948.....	64
34. Unemployment in The Construction Industry, Percentage of Trade Union Membership Unemployed, By Trades, Canada, 1945 — June, 1948.....	65
35. Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1945 — June, 1948....	66
36. Vocational and Apprenticeship Training in Construction Trades, By Number in Training, Canada, 1946 — 1948.....	67
37. Immigration of Construction Workers, By Trade, Canada, 1945 — June, 1948.....	68
38. Strikes in The Building Industry, Canada, 1945 — June, 1948.....	69
39. Indexes of Wholesale Prices, Selected Building Materials and All Commodities, Canada, 1945 — July, 1948.....	70
40. Average Hourly Wage Rates in Construction Trades, Canada, 1945 — June, 1948..	71
41. Indexes of Cost of Living and Rent, Canada, 1945 — July, 1948.....	72
42. Bankruptcies in The Construction Industry and in All Industries, Canada, 1945 — June, 1948.....	73
43. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Seventy-six Industrial Companies, Canada, 1945 — July, 1948.....	74

## LIST OF CHARTS

## FIGURE

PAGE

1. Number of New Permanent Housing Units Started and Numbered Completed, Metropolitan Areas and Municipalities of 5,000 population and over, Canada, First Six Months, 1947 and 1948.....	9
2. Number of New Housing Units Approved, National Housing Act, 1944, 1947 and 1948.....	12
3. Volume of Production of Twenty-eight Building Materials, First Six Months, 1947 and 1948.....	16

PART I  
FACTUAL SUMMARY



## SECTION 1.—POPULATION TRENDS

(See Table 1)

Marriages declined 10 per cent from 55,106 during the first half of 1947 to 49,678 during the corresponding period of 1948. Deaths increased during the period by 2 per cent. These data suggest a levelling off of the rapidly increasing rate of net family formation that marked the war and immediate post war period. But new impetus to increase the total number of families was given by the recently stepped up rate of immigrant arrivals into Canada. Immigrants into Canada numbered 57,275 during the first half of 1948, as against 21,413 during the corresponding period of 1947.<sup>(1)</sup>

## SECTION 2.—HOUSE-BUILDING ACTIVITY

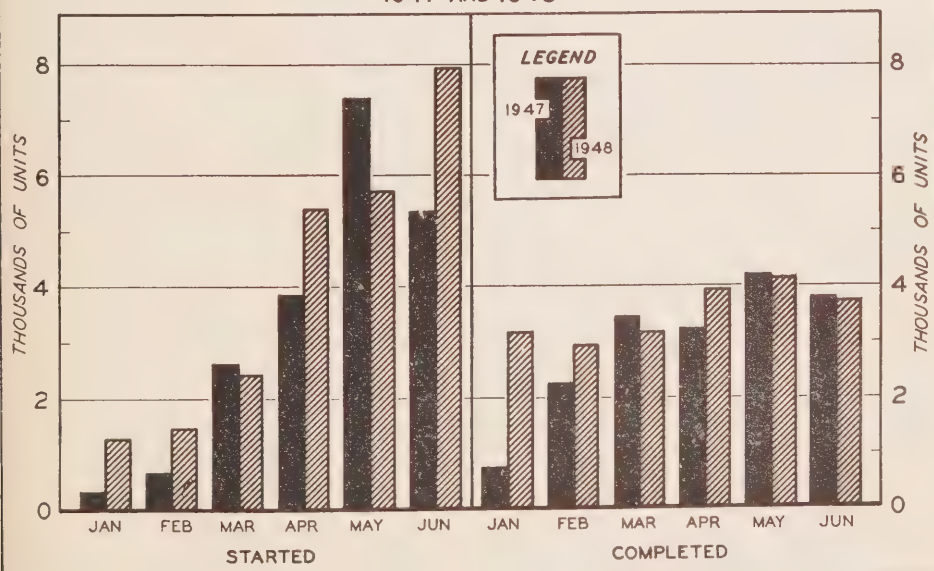
(See Tables 2-5)

House-building activity accelerated notably during the second quarter of 1948. Completions of new permanent housing units during the first half of the year numbered 30,528 of which 18,959 were completed in the second quarter. Starts numbered 39,768, of which 33,090 occurred in the second quarter. The number of housing units under construction, which stood at about 42,000 at the end of 1947, was over 52,000 at the end of June, 1948. Although similar information for the whole of Canada is not available for 1947, data on starts and completions in metropolitan areas and municipalities of 5,000 population and over, provide a basis of comparison between the two years (see Figure 1). Com-

FIGURE 1

NUMBER OF NEW PERMANENT HOUSING UNITS STARTED  
AND NUMBER COMPLETED, METROPOLITAN AREAS  
AND MUNICIPALITIES OF 5,000 POPULATION  
AND OVER, CANADA, FIRST SIX MONTHS

1947 AND 1948



ECONOMIC RESEARCH DIVISION, CENTRAL MORTGAGE AND HOUSING CORPORATION

(1) See p. 77.



pletions in these areas numbered 21,165 during the first half of 1948, and starts 24,256, representing a gain of 19.1 per cent in terms of completions and 19.6 per cent in terms of starts over the corresponding period of 1947, when a total of 17,778 new permanent housing units were completed and 20,273 started in metropolitan areas and municipalities of 5,000 population or over.

The continued expansion of house-building activity in Canada reflects the fact that despite cost increases during the first half of 1948, (see p. 19) the demand for new housing was sustained and continued to press on improving supplies of building materials and labour (see pp. 15-17).

### SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING<sup>(1)</sup>

(See Tables 6-20)

#### *Amendments To The National Housing Act, 1944, 1948*

Chapter 63 of the Statutes of Canada, 1947-48, which received Royal assent on June 30, 1948, amended The National Housing Act, 1944, in four main respects: (1) it provided for rental insurance to be administered by the Central Mortgage and Housing Corporation and empowered lending institutions to make higher direct loans to rental housing projects which are covered by rental insurance; (2) transferred the liabilities and assets of Wartime Housing Limited to the Central Mortgage and Housing Corporation and vested in the Corporation powers to carry on activities such as were performed by Wartime Housing Limited; (3) empowered approved lending institutions to invest in mortgages held by the Corporation; (4) permitted the retention by limited dividend companies of the full residual value of their property after repayment of the section 9 loan.

*Rental Insurance.* The rental insurance program is designed to overcome some of the difficulties faced by prospective builders or owners of rental projects in view of current high levels of building costs and the uncertainties of future rental receipts. Section 8A of The National Housing Act, 1944, empowers Central Mortgage and Housing Corporation to guarantee for a period of not more than thirty years an annual return of rentals from approved rental housing projects. In the case of sale of a project the guarantee may be assigned to the new owner or owners. In order to qualify for rental insurance the projects must meet the requirements contained in the Statute or in regulations established by Order-in-Council under the Statute. An eligible rental project must contain eight or more units with an average of at least 3.5 rooms plus bathroom. A minimum average of 1.5 bedrooms per dwelling is required. The over-all floor area must be not less than 700 square feet in the case of multiple dwellings and should approximate 800 square feet in single family units.

Individual rents for the first three years after completion of a project will be determined with the Corporation but cannot in any event exceed the amounts fixed by regulation. For a fully serviced unit comprising 800 square feet, the regulation limit is \$80 per month. For units varying from this base, the maximum monthly rent shall be adjusted by adding seven cents per month for each square foot by which the area of the unit exceeds 800 square feet and by subtracting five cents per month for each square foot by which the unit is less than 800 square feet.

(1) For details of the various provisions under which the Canadian Government assists house-building see: *Housing in Canada*, January, 1947, pp. 11-18, and April, 1947, pp. 15-16; *Annual Report*, 1947, Central Mortgage and Housing Corporation, pp. 4-17.



The annual return of rentals guaranteed is calculated to cover the following items: (1) taxes (subject to an escalator clause against tax changes); (2) debt service on a  $4\frac{1}{4}$  per cent mortgage of 85 per cent of estimated costs, with principal repayments of  $2\frac{1}{2}$  per cent per annum (debt service on this basis is allowed even though no mortgage is requested or if other forms of financing are being used); (3) operating expenses; (4) a return of 2 per cent on 15 per cent of the estimated costs of construction; (5) the rental insurance premium. The annual guarantee, however, cannot exceed 85 per cent of the annual rents fixed for the first three years.

The annual rental insurance premiums, set by the Governor-in-Council, are as follows:  $1\frac{3}{4}$  per cent of the guaranteed rentals during the first year after completion of the project when the term of guarantee is for 10 years; 2 per cent of this guaranteed return when the agreement is for 20 years;  $2\frac{1}{4}$  per cent of this same amount when the agreement is for 30 years.

The 1948 amendments and Section 8B of The National Housing Act, 1944, empower approved lending institutions to make loans up to 85 per cent of the estimated costs of construction of projects under the rental insurance plan. Such loans are to be for a term not exceeding 20 years with annual principal repayments at a flat rate of  $2\frac{1}{2}$  per cent, the balance falling due at maturity. The maximum rate of interest has been set by the Governor-in-Council at  $4\frac{1}{4}$  per cent. In the event that a builder is unable to obtain a Section 8B loan from approved lending institutions, the Corporation itself may make the loan under the terms of the new Section 31A.

*Transfer of Assets and Liabilities of Wartime Housing Limited.* New Section 33 of The National Housing Act, 1944, transfers the assets and liabilities of Wartime Housing Limited to the Central Mortgage and Housing Corporation. The assets referred to do not include the actual housing projects built by Wartime Housing Limited. Ownership of these housing projects is vested in the Crown. New section 34 of the Act however, empowers the Corporation to hold, operate, and manage housing projects and to acquire housing projects from the Crown. This section also empowers the Corporation to acquire and develop land and to purchase building materials and construct housing projects. In effect the new section is designed to vest in the Corporation power to carry on the operations of Wartime Housing Limited and acquire the houses built by Wartime Housing Limited. In point of fact, however, the Corporation has been conducting the affairs of Wartime Housing Limited since the beginning of 1947 under section 9B of The National Housing Act, 1944, relating to the powers of administering Crown property on an agency basis.<sup>(1)</sup> The amendments repeal section 9B and provide for the surrender of the charter of Wartime Housing Limited.

*Power of Lending Institutions to Purchase Mortgages from the Corporation.* Section 3 of the National Housing Act, 1944, has been rewritten under the new legislation to add to the powers of approved lending institutions that of investing funds in the purchase of mortgages from the Corporation. The mortgages referred to may result from sales of Wartime Housing units and from direct loans made by the Corporation.

*Retention of Residual Value of Property by Limited Dividend Companies.* Section 9 of The National Housing Act, 1944, has been amended to permit the retention of the full residual value of the property by limited dividend com-

(1) See also *Annual Report, 1947*, Central Mortgage and Housing Corporation, p. 13.

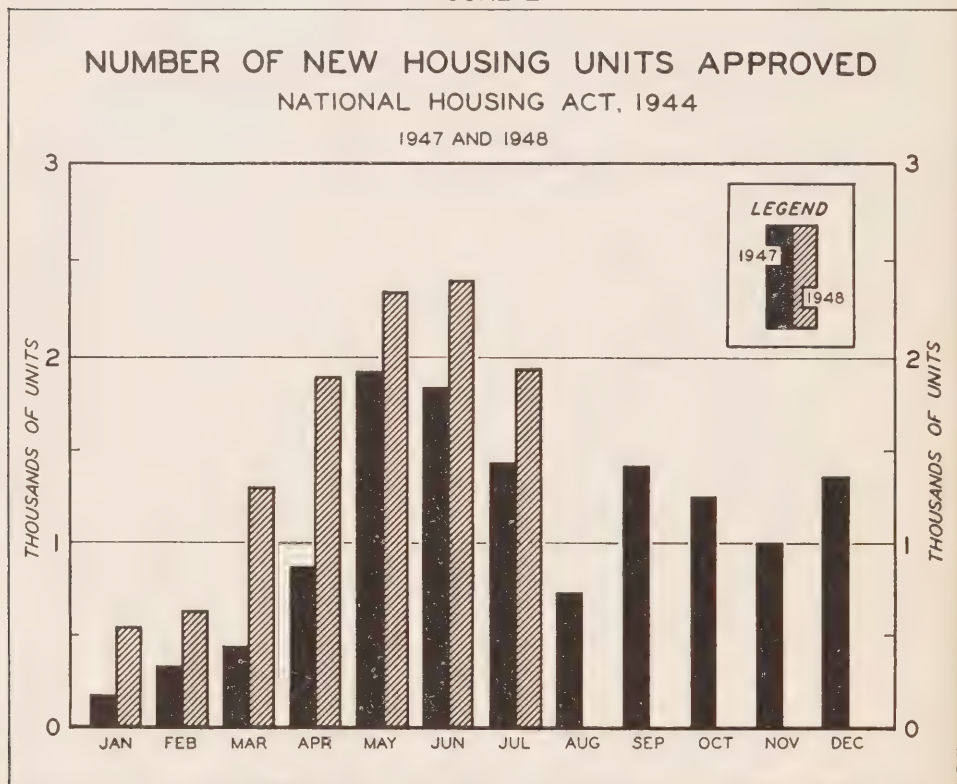
panies after repayment of the section 9 loan. Formerly the powers of the Corporation were such as to limit dividends and control the disposal of the property even after the repayment of the original loan.

*New and Consolidated Regulations.* Order-in-Council P.C. 3138, dated July 20, 1948, consolidated the regulations under Parts I and II of The National Housing Act, 1944, and added those relating to rental insurance. In addition this Order-in-Council raised the maximum joint loan authorized to assist in the construction of multiple housing units. This maximum, formerly \$4,400 for a unit having four standard rooms, is now set at \$4,800 for such a unit. As in the past the maximum loan authorized varies with the number of standard rooms.

#### *Lending Operations under The National Housing Act, 1944*

Lending operations under the National Housing Act during the first seven months of 1948 were greater than during previous comparable periods (see Figure 2). Gross loans approved during the period numbered 8,919, involving

FIGURE 2



11,063 housing units, and having a total value of \$57.2 million. These approvals represent gains of 50 per cent in the number of loans, 59 per cent in the number of housing units and 71 per cent in terms of total loan value over the corresponding period of 1947.

During the first half of 1948 loan approvals for rental housing accounted for 1,544 units, representing 17 per cent of the total. In the first half of 1947

rental units approved numbered 981, representing 18 per cent of the total. Integrated housing projects accounted for 41 per cent of all dwellings approved for loans in the first half of 1948, as against 49 per cent in the corresponding period of 1947.

Of the various types of houses being built under the Act, the single unit 1-storey and 1½-storey dwellings continue to constitute the majority. The 1-storey dwelling accounted for more than one-third of the total approved during the first six months of 1948 and the 1½-storey slightly less than one-quarter of the total.

Average construction costs per housing unit, as estimated by builders, rose 4 per cent from \$6,089 in the first six months of 1947 to \$6,597 in the corresponding period of 1948. The increase is partly attributable to an increase in the average floor area per unit, but chiefly accounted for by the rise in estimated construction costs per square foot from an average of \$6.38 in the 1947 period to \$6.89 in the 1948 period. Estimated building costs provide a basis for only approximate comparison of different periods for two reasons. Firstly, they do not represent actual costs and secondly, they vary with changes in the distribution of housing units among the various types.

### *Emergency Shelter Regulations*

Current operations under the Emergency Shelter Regulations are confined to the completion of projects already underway. During the first six months of 1948, 676 housing units were completed and 266 units were under construction at the end of the period. Financial assistance grants to universities and municipalities amounted to \$871,000 during the period. On July 13, 1948, by Order-in-Council P.C. 3137, the Emergency Shelter Regulations were amended by the revocation of subsection 2, section 5, requiring the concurrence of the local Emergency Shelter Administrator in ceasing to make available any shelter unit presently used as a dwelling place or any services necessary for the use of such shelter as a dwelling place.

### *Veterans' Housing Projects by Central Mortgage and Housing Corporation*

Although the number of housing units completed by the construction arm of the Central Mortgage and Housing Corporation, at 3,803 for the first half of 1948, was only slightly higher than the 3,709 completed during the corresponding six months of 1947, building activity during the 1948 period was considerably more intense. The number of units brought under contract during the first half of 1948, at 3,727, was 49 per cent higher than in 1947, when contracts were let for 2,500 units during the first six months. The number of housing units under contract at the end of June, 1948, totalled 6,410, as against only 3,451 at the same period last year. Furthermore construction on these units had progressed farther in the 1948 period than in the same six months of 1947. The higher level of building activity in the first half of 1948 is reflected in the fact that expenditures during the period totalled \$18.6 million, nearly double the amount spent in 1947 up to the end of June.

### *Veterans' Land Act, 1942*

House-building under the Veterans' Land Act during the first half of 1948 continued near the level of 1947, with 740 housing units started and 1,058 completed, as against 952 started during the corresponding period of 1947 and 903 completed. Expenditures on new housing construction, repairs and other services



declined during the period, from \$6.3 million during the first half of 1947 to \$5.2 million in the same 1948 period.

Appropriations and applications for assistance approved for new housing construction during the first six months of 1948 amounted to \$3.9 million, representing 29 per cent of the total amount approved. In the same period of 1947 approvals for new housing construction were higher, at \$5.6 million, but represented only 21 per cent of the total amount approved under the Act during the period, indicating that house-building operations under the Act are declining less rapidly than over-all activities, including the purchase of land and existing buildings.

In the field of current house-building, construction under the individual projects small holdings scheme dominates the scene, accounting for 283 of the total of 361 units completed during the second quarter of 1948; 498 out of a total of 601 starts; \$1.4 million out of \$2 million spent on new construction; and \$2.6 million out of a total of \$2.7 million approved for new housing construction.

#### *Armed Service Married Quarters<sup>(1)</sup>*

The housing program of the Department of National Defence showed a notable expansion during the first half of 1948, when 1,129 housing units were started, 963 of which were permanent. Starts during the full year, 1947, numbered 1,305, comprising 824 temporary units and 481 permanent. A total of 236 housing units were completed during the first half of 1948, 53 permanent, and 183 temporary, and at the end of June 1,992 units were under construction. Permanent units accounted for 1,433 or 72 per cent of these.

#### *Canadian Farm Loan Act, 1927*

Lending for new farm houses continued at a moderate level with 16 loans, involving \$18,000 approved during the first half of 1948, as compared with 17 loans amounting to \$21,000 approved during the corresponding period of 1947.

#### *The Farm Improvement Loans Act, 1944*

Loans for new farm houses under the Farm Improvement Loans Act, 1944, numbered 160 during the first half of 1948, with a total loan value of \$209,000, representing a decline of 37 per cent in terms of the number of loans and 35 per cent in terms of loan value from the corresponding period of 1947.

#### *Priorities Assistance for House-Building*

As a result of increasing supplies of building materials the demand for priority assistance in the allocation of building materials to housing declined somewhat during the first 7 months of 1948 as compared with the corresponding period of 1947. A total of 14,285 housing units were approved for priority ratings in the 1948 period, representing a decline of 22 per cent from the number of units approved in the same period of 1947.

Over two-thirds of the ratings approved in 1948 up to the end of July were for Veterans' Projects under the Central Mortgage and Housing Corporation and Integrated Housing under the National Housing Act, 1944.

#### *Double Depreciation for Rental Housing Projects*

The construction of rental housing under the double depreciation incentive entered its second year of operations during the second quarter of 1948. Projects

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(1) Including housing for employees of the Defence Research Board.

approved during the first seven months of 1948 numbered 27, representing 251 rental units, and involving a total estimated cost of \$1.8 million, or an average estimated outlay of \$7,311 per unit. The units will have an over-all average floor area of 980 square feet, with 4.7 rooms, and an average monthly rental of \$56.

#### SECTION 4.—REAL ESTATE LENDING

(See Tables 21-22)

Mortgage lending during the first half of 1948 reached record proportions. Returns from 122 lending institutions, covering life and fire insurance companies, trust and loan companies, and fraternal societies, and representing an estimated 95 per cent of current mortgage lending operations of all companies of these types in Canada, showed gross loans for new residential construction accounting for 15,789 non-farm housing units during the first half of 1948. These loans were valued at \$72.4 million dollars. Compared with the corresponding period of last year loans for the first half of 1948 represent a gain of 38 per cent in terms of the number of housing units, and 55 per cent in terms of value.

Rental housing, as indicated by the number of multiple housing units, accounted for less than one-third of the units approved in both the 1947 and the 1948 period. Life insurance companies encompassed the largest share of the lending and accounted for about four-fifths of the units approved during both periods.

#### SECTION 5.—BUILDING MATERIALS

(See Tables 23-28)

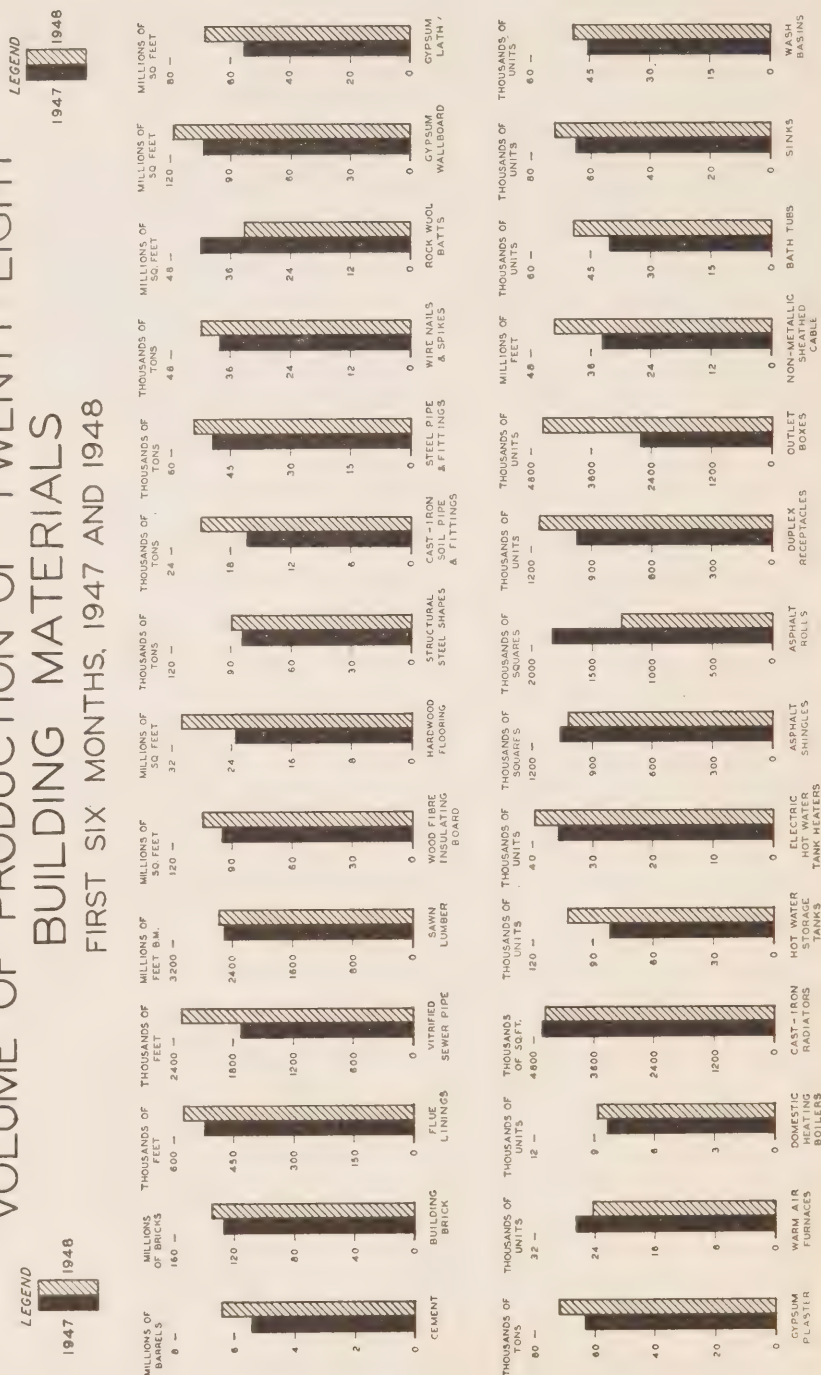
Building material production during the first half of 1948 showed substantial increases over output during the corresponding period of 1947, with output gains varying from 3 per cent to over 100 per cent (see Figure 3). At the same time there were signs that the supply of some items, particularly in the roofing and insulation materials fields, was meeting all effective demand. All in all, however, with the accelerated pace of house-building and other types of construction activity, the demand of the building industry for materials continued to press on available supplies and the supply of most items still represents an important limiting factor on the size of the housing program.

##### *Production*

During the first half of 1948 the output of 30 out of 35 of the materials covered in this review showed increases over output during the corresponding period of 1947. Outlet boxes gained in output by 83 per cent owing partly to improved supplies of light gauge steel sheet, and production of single-pole switches and duplex receptacles increased 28 per cent and 20 per cent respectively during the period. Output of cement pipe and tile more than doubled partly as a result of the entry of new firms into the field, and concrete block production increased 87 per cent. Wire nail production increased 9 per cent to 41.6 thousand tons during the first half of 1948. At the end of July emergency measures were undertaken by the Steel Controller, Department of Reconstruction and Supply for the diversion of certain quantities of steel rod into nail production. The added output is being distributed by the Central Mortgage and Housing Corporation to non-priority residential builders until such time as they are able to procure nails through regular distribution channels. The output of steel pipe was also up 9 per cent over the first half of 1947, but output during the second

FIGURE 3

# VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS FIRST SIX MONTHS, 1947 AND 1948





quarter fell below the level of the first quarter owing to the shortage of skelp. Other materials showing production gains over the first half of 1947 included: vitrified sewer pipe, drain tile, flue linings, hardwood flooring, cast-iron soil pipe, non-metallic sheathed cable, hot water storage tanks, gypsum lath, plaster, and wallboard, granulated and loose rock-wool, cement, bath tubs, sinks, wash basins, electric hot water tank heaters, wood fibre insulating board, structural steel, building brick, domestic heating boilers, structural tile, and sawn lumber.

The production of five items during the first half of 1948 was below the level for the corresponding period of 1947. Output of asphalt rolls and shingles was down 31 per cent and 4 per cent respectively, but these materials are in good supply and production is keeping pace with demand. The same is true of rock wool batts, the production of which declined 21 per cent to 33.2 million square feet during the first half of 1948. The production of 24.3 thousand warm air furnaces during the first six months of 1948 was 8 per cent lower than in the corresponding period of 1947. Output of cast-iron radiators declined very slightly owing to the shortage of pig-iron.

### *Sales and Stocks*

In line with the production gains, and reflecting the increasing demand of the building industry for materials, factory sales of 16 out of 18 of the materials covered in this review showed an increase during the first half of 1948 over the first half of 1947. Sales of steel pipe and rock-wool batts declined.

Manufacturers' stocks of 10 of the 18 materials were higher at June 30, 1948, than one year earlier. Of these materials, cement, steel pipe, sinks, and gypsum plaster remained in high demand with the building industry still pressing on available supplies. Inventories of cast-iron soil pipe which stood at 1.9 thousand tons at the end of June, 1948, as against only 1.5 thousand tons one year earlier, are expected to decline with the seasonal fall in production of the hot summer months. Stocks of single pole switches, outlet boxes, and non-metallic sheathed cable, while greater than at June 30, 1947, represent at the most two weeks' production in the case of cable, and less than one week's output in the case of switches and outlet boxes. Stocks of electric hot water tank heaters, at 7.8 thousand, are more than triple the amount held at June 30, 1947, and represent somewhat more than a month's production at the current rate. As at June 30, 1948, stocks of 3 materials, bricks, rock-wool batts, and heating boilers, out of the 18 covered in this review, were equal to the level at the same time last year.

Manufacturers' inventories of 5 of the materials declined during the period. Shortages persisted in respect to nails, flue linings, and bath tubs and were especially noticeable in regard to gypsum lath and wallboard.

The increased demand for building materials during the first half of 1948 is reflected in heavier rail movements of a group of building materials including lumber, timber, gravel, sand, stone, lime, plaster, brick, artificial stone, cement, sewer pipe, and drain tile. The total number of tons loaded in Canadian railway cars is estimated at 6.5 million for the first half of 1948, as against 6 million for the first half of 1947.

### *Imports and Exports*

The high level of domestic demand is reflected in the drop of exports of pulp and fibre wallboard from 25.3 million square feet during the first half of 1947 to 17.7 million square feet in the corresponding period of 1948. The in-

crease in nail exports in the first half of 1948 represents the result of special arrangements whereby United States nailrod is shipped to Canada for manufacture into nails on condition of re-export to the United States. No nails made with Canadian steel are exported. Exports of lumber, at 1.2 billion board feet during the first half of 1948, and building brick 1.3 million, were at the approximate level for the same period of 1947.

Imports of gypsum plaster and wallboard building board declined 58 per cent and 75 per cent respectively in the first six months of 1948 compared with the corresponding period of 1947. Imports of cement increased 4 per cent from 281,000 barrels in the first half of 1947 to 293,000 in the first half of 1948. Glass imports increased by 67 per cent to 54.3 million square feet during the period, and the dollar value of paint, pigment and varnish imports increased from \$6.3 million to \$8.7 million.

### *Employment*

The increased output of building materials during the first half of 1948 was accompanied by heavier employment in the industries producing building materials. In June, 1948, the number of employees in these industries, as reported by employers with 15 or more employees, stood at 103,481, or 6 per cent higher than in June, 1947. Average weekly earnings in these industries rose more sharply, increasing 10 per cent from \$36 in June of 1947 to \$39.66 in June, 1948.

### *Bankruptcies in the Building Material Industries*

Commercial failures in the building material industries numbered 13 during the first half of 1948, with total liabilities amounting to \$799,000. In the same period of 1947, 16 bankruptcies were recorded, involving total liabilities of \$740,000.

## SECTION 6.—BUILDING LABOUR

(See Tables 30-38)

### *Employment and Earnings*

Employment in the construction industry reached unprecedented levels in the first half of 1948. Estimates by the Labour Force Survey of the Dominion Bureau of Statistics place employment in the construction industry as a whole at 295,000 for the week ending June 5, 1948, as against 254,000 in the corresponding period last year. Employment in all industry increased less rapidly, rising from 4.8 million to 4.9 million during the period.

Employment in the building industry (i.e. excluding highway and engineering construction), as reported by employers with 15 or more employees, stood at 104,584 at the beginning of July, 1948, representing an increase of 15 per cent over the corresponding period of 1947. Average weekly earnings of these employees rose 11 per cent from \$36.98 in July, 1947, to \$40.77 in July, 1948. The wage gain was attributable partly to a longer average working week and partly to rising hourly wage rates. Hourly wage earners, who constitute about 80 per cent of the employees covered, worked an average of 38.8 hours per week in July of 1947 as against 39.8 hours in July, 1948. Average hourly earnings rose 11 per cent from 91 cents to \$1.00 during the period.

### *The Labour Market*

The amount of unemployment in the construction industry was also higher during the first half of 1948 than in the corresponding period of 1947. The

number of unplaced applicants in the construction trades, as reported by local offices of the Unemployment Insurance Commission, was higher in each of the first seven months of 1948 than in the same months in 1947. The number of unfilled vacancies in these trades was lower for each of the first seven months of 1948 than for the same months in 1947. The percentage of trade union members unemployed in the construction industry stood at 8.1 per cent and 1.5 per cent respectively at the end of the first and second quarters of 1948, as compared with 5 per cent and .4 per cent in the same periods of 1947. Finally, the number of male workers in the construction industry establishing benefit years with the Unemployment Insurance Commission increased 91 per cent from 14,583 during the first five months of 1947 to 27,832 in the corresponding period of 1948.

An increase in unemployment in the construction industry is compatible with a rise in employment, in view of the fact that unemployment in this industry at the present time is largely frictional and may be expected to increase with the size of the construction labour force.

### *Supply of Construction Workers*

Persons training for the building trades under the Dominion-Provincial training scheme inaugurated in 1944 numbered 6,327 at June 30, 1948, representing a decline of 674 from the number in training one year earlier. The number of persons attending vocational training schools, preparatory to entering apprenticeship training at the site of construction declined by more than 1,100 while the number of apprenticeship trainees increased by about 500. At June 30, 1948 only 112 of the total of 6,327 trainees were in vocational training schools for veterans, the remaining 6,215 being in apprenticeship training. The vocational training schools are bringing their operations to a close and no new entrants are being taken.

While one source of new building tradesmen, the veterans vocational training schools, has virtually dried up during the past year, immigration is providing increasing numbers of building workers to Canada. During the first half of 1948 a total of 3,715 immigrants with intended occupations in the construction industry entered Canada. This exceeds the number of building mechanics, 2,867, who entered during the full year, 1947. Of the 3,715 building mechanics entering in the 1948 period, 2,090 were unskilled or semi-skilled, and the remainder consisted of persons with varying degrees of training in one or other of the building trades.

### *Strikes in the Building Industry*

Time loss through strikes in the building industry amounted to 23,215 man-working days in the second quarter of 1948, as compared with only 700 man-working days in the first quarter. This increase is associated with the beginning of the peak building season in the early summer months, and accounts in part for the wage increases that occurred in the second quarter of 1948 (see also p. 20).

## SECTION 7.—BUILDING COSTS

(See Tables 39-41)

Prices of building materials and wage rates of building labour, which had levelled off in the early part of the year, continued to rise during May and June, 1948. For the first half of the year, the *combined* cost increases were less



than in the corresponding period of 1947. At mid-1948 the *combined* prices of labour and materials entering into house construction stood 4.9 per cent higher than at the beginning of the year. The corresponding increase during the first six months of 1947 was 12.6 per cent.

The over-all increase in the first half of 1948 was comprised of a rise of 2.9 per cent in the composite index of building material wholesale prices, and an increase of 7.6 per cent in average hourly wage rates paid to building workers. The price increases measure costs at the site of construction only partially since on-site costs are influenced also by builders' profits and overhead and output per man-hour.

### *Building Material Prices*

The composite index of building material prices, which stood at 215.2 in December, 1947, rose 2.9 per cent to 221.5 for June of 1948. In July the index stood at 222.3, representing an increase of 3.3 per cent over the year end, 1947. This rise in building material prices was at a much lower rate than in 1947 when the index increased 16.2 per cent during the first six months of the year.

Material prices during the first half of 1948 averaged 22 per cent higher than in the corresponding period of 1947, and 14 per cent above the average level for the full year, 1947.

### *Wage Rates in the Building Trades*

The accelerated program of house-building during the first half of 1948, and the continued rise in the cost of living, contributed to increases in wage rates paid to building workers across Canada. Hourly wage rates paid to building mechanics, as reported by the Industrial Relations Branch, Department of Labour, were 7.6 per cent higher in June, 1948, than in December, 1947. This increase is based on rates in 15 Canadian cities for eight trades. The over-all average hourly wage, which stood at \$1.18 in December, 1947, rose to \$1.27 for June, 1948. Only a small increase occurred in the first quarter of the year, the major gains taking place in May and June as house-building operations entered the season of heavy activity.

### *Rent and the Cost of Living*

The index of rentals rose .8 per cent from 119.9 in December, 1947 to 120.9 in July, 1948. During the same period the cost of living index increased 7.5 per cent, rising from 146 to 156.9. Since a smaller proportion of Canadian families now live in rental housing than before the war, and since the costs of home-ownership have risen more rapidly than rentals, the rental index tends to understate the increase in shelter costs to the average Canadian family.

During the first seven months of 1948 the rental index averaged 4.7 per cent higher than in the corresponding period of last year and 3 per cent above the monthly average for the full year, 1947.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 42-43)

### *Bankruptcies in the Construction Industry and in All Industries*

The number of bankruptcies in the construction industry declined from 30 during the first half of 1947, involving liabilities of \$729,000, to 29 in the first half of 1948 with liabilities of \$530,000. The trend of bankruptcies in all in-

dustries was the opposite, with 246 being recorded during the first half of 1947 and 434 in the corresponding 1948 period.

*Common Stock Prices*  
*Building Materials and Other Industries*

The index of common stock prices of 16 building material companies, reflecting the confidence of investors, rose 13 per cent from 123 in April, 1948 to 139.5 in July. In July, 1948 the index stood 2 per cent higher than the year end level of 1947. Investors' demand for industrial stocks in general rose more rapidly during the first half of the year, standing 10 per cent higher in July, 1948, than in December, 1947.





PART II

TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.



SECTION 1  
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,<sup>(1)</sup>  
1945 — JUNE, 1948.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946			
1st Quarter	73,079	31,483	19,609
2nd Quarter	86,354	28,835	39,000
3rd Quarter	88,288	25,941	42,575
4th Quarter	83,011	28,672	32,904
Total, 1946	330,732	114,931	134,088
1947			
January	29,651	10,702	5,748
February	27,613	9,485	6,489
March	31,752	10,612	5,042
1st Quarter	89,016	30,799	17,279
April	31,187	10,344	8,621
May	32,799	10,023	10,894
June	32,516	9,734	18,312
2nd Quarter	96,502	30,101	37,827
July	31,816	9,141	13,982
August	30,384	9,041	13,937
September	29,422	8,710	13,476
3rd Quarter	91,622	26,892	41,395
October	28,240	9,600	12,693
November	26,628	9,317	10,202
December	26,701	9,814	7,712
4th Quarter	81,569	28,731	30,607
Total, 1947	358,709	116,523	127,108
1948 <sup>(2)</sup>			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411

- (1) Excluding Yukon and North West Territories.  
(2) Provisional.

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — JULY, 1948.

Type of Unit and Period	Starts	Completions	Under Construction at End of Period <sup>(1)</sup>
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404 <sup>(3)</sup>	79,359	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686

- (1) See p. 78.  
(2) Not available.  
(3) Estimated.

TABLE 3. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 — JUNE, 1948.

Period	Starts					Completions					Under Construction (At End of Period)				
	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total
1946															
December	—	—	—	—	—	—	—	—	—	—	3,557	2,811	1,440	19,781	27,589
1947															
1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931	2,673	1,236	18,857	24,697
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894	1,972	2,606	23,612	30,084
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233	1,188	3,817	24,081	32,319
4th Quarter	1,720	—	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,119	303	3,949	21,139	29,510
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	—	—	—	—	—
1948															
January	136	—	185	978	1,299	450	189	414	2,132	3,185	3,805	114	3,720	19,985	27,624
February	50	—	132	1,282	1,464	600	70	404	1,834	2,908	3,255	44	3,448	19,433	26,180
March	189	1	450	1,760	2,400	567	45	417	2,167	3,196	2,877	—	3,481	19,023	25,381
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	—	—	—	—	—
April	350	—	482	4,577	5,409	791	—	487	2,684	3,962	2,436	—	3,476	20,920	26,832
May	335	—	521	4,851	5,707	653	—	563	2,942	4,158	2,118	—	3,434	22,831	28,383
June	905	—	913	6,159	7,977	474	—	380	2,902	3,756	2,549	—	3,967	26,137	32,653
2nd Quarter	1,590	—	1,916	15,587	19,093	1,918	—	1,430	8,528	11,876	—	—	—	—	—

(1) Data for 1948 adjusted (see p. 78).

TABLE 4. — NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — JUNE, 1948.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717 <sup>(1)</sup>	3,625 <sup>(1)</sup>
1st Quarter	29.1	3.4	32.6	1,468	4,993 <sup>(1)</sup>	6,461 <sup>(1)</sup>
April	30.8	2.3	33.1	477	5,162	5,639
May	32.5	3.5	36.0	394	5,720	6,114
June	33.5	2.8	36.3	659	5,523	6,182
2nd Quarter	96.8	8.6	105.4	1,530	16,405	17,935

(1) Revised.



TABLE 5.— NEW RESIDENTIAL CONSTRUCTION,  
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — JULY, 1948.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
4th Quarter	4.2	43.5	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257

(1) Estimated (see p. 78).

## SECTION 3

## PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — JULY, 1948.<sup>(1)</sup>

Period	Number of Loans <sup>(2)</sup>	Number of Housing Units <sup>(2)</sup>	Amount of Loans <sup>(2)</sup> (\$000)
1945			
Sub-total, Jan. 1 — Dec. 31, 1945 <sup>(3)</sup> .....	5,163	5,716	23,907
Sub-total, Feb. 1 — Dec. 31, 1945.....	5,142	5,695	23,832
1946			
1st Quarter.....	882	974	4,235 <sup>(4)</sup>
2nd Quarter.....	3,212	5,294 <sup>(4)</sup>	25,467
3rd Quarter <sup>(4)</sup> .....	2,411	4,233	20,318
4th Quarter.....	1,924	2,541 <sup>(4)</sup>	11,614
Sub-total <sup>(4)</sup> .....	8,429	13,042	61,635
1947			
January.....	95	167	741
February.....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,626	1,845	9,001
2nd Quarter.....	4,119	4,642	22,473
July.....	1,110	1,440	6,822
August.....	618	732	3,426
September.....	1,158	1,426	7,100
3rd Quarter.....	2,886	3,598	17,348
October.....	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	506	540	2,602
February.....	531	628	3,006
March <sup>(4)</sup> .....	906	1,294	6,368
1st Quarter <sup>(4)</sup> .....	1,943	2,462	11,976
April <sup>(4)</sup> .....	1,529	1,895	9,698
May.....	1,950	2,357	12,550
June.....	1,848	2,406	12,686
2nd Quarter.....	5,327	6,658	34,934
July <sup>(5)</sup> .....	1,649	1,943	10,313
Total, Feb. 1, 1945 — July 31, 1948.....	33,038	42,519	204,395

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October, 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Totals include approvals during January, 1945, under the National Housing Act, 1938.

(4) Revised.

(5) Preliminary.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN,  
CANADA, JANUARY — JUNE, 1947 AND 1948.

Type of Loan	1947					1948			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$		Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>									
Loans to home-owners	959	959	4,600	4,796		1,567	1,580	8,169	5,170
Loans to builders for sale:									
Integrated housing	2,707	2,707	13,653	5,043		3,282(1)	3,699	19,934	5,389
Other	883	883	4,400	4,983		2,153	2,297	12,104	5,269
Sub-total	4,549	4,549	22,653	4,980		7,002	7,576	40,206	5,307
<i>Housing for Rental Purposes</i>									
Primary industries	3	107	422	3,942		1	8	14	1,800
Limited Dividend Corporations						3	74	417	5,639
Loans to individuals	285	874	3,512	4,018		264	1,462	6,272	4,290
Sub-total	288	981	3,933	4,013		268	1,544	6,704	4,369
Total Gross Loans	4,837	5,530	26,586	4,808		7,270	9,120	46,910	5,144

(1) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944.(1)

ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
JANUARY—JUNE, 1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land	Con- struction	Other	Total	Lending Value	Loan	Finished Floor Area Sq. Ft.	Con- struction Cost per Sq. Ft.
				\$	\$	\$	\$	\$	\$		\$
1947											
Single 1-Storey	2,152	2,152	9,711	488	5,656	100	6,244	5,413	4,512	835	6.77
Single 1½-Storey	1,047	1,048	10,225	472	6,551	119	7,142	6,433	5,249		
Single 2-Storey	480	480	2,817	569	7,781	140	8,490	7,381	5,869	1,300	5.99
Semi-Detached	28	34	158	599	6,311	66	6,976	5,710	4,656	896	7.01
Duplex	125	250	986	4,874	4,874	173	5,294	4,935	3,943	864	5.61
Double Duplex	5	12	52	368	6,571	355	7,294	5,508	4,333	986	6.66
Row House	68	196	767	327	4,792	146	5,265	4,974	3,914	869	5.51
Apartment	29	351	1,448	324	5,402	393	6,119	5,187	4,125	870	6.21
Total	4,834	5,423	26,164	462	6,089	134	6,685	5,903	4,835	917	6.38
1948											
Single 1-Storey	3,301	3,301	16,361	549	6,421	124	7,094	5,877	4,956	857	7.49
Single 1½-Storey	2,202	2,202	12,961	583	7,220	154	7,957	6,973	5,886		
Single 2-Storey	766	769	4,857	636	8,327	172	9,135	7,839	6,317	1,279	6.51
Semi-Detached	297	263	1,426	453	7,049	169	7,671	6,753	5,422	937	7.52
Duplex	81	162	699	357	6,134	111	6,603	5,568	4,315	923	6.64
Triplex	17	51	216	390	6,636	204	7,230	5,426	4,233	1,033	6.43
Double Duplex	248	516	2,395	388	6,252	197	6,836	5,838	4,642	938	6.67
Row House	354	732	3,090	277	5,276	122	5,675	5,260	4,221	898	5.87
Apartment	90	1,042	4,431	250	5,618	386	6,253	5,391	4,252	876	6.41
Total	7,266	9,038	46,436	492	6,597	171	7,260	6,220	5,138	930	6.89

(1) Excluding loan approvals under Sections 9 and 9A.

TABLE 9. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — JUNE, 1948.

Period	Number of Loans	Number of New Housing Units	Amount  \$	Average Loan per New Housing Unit  \$
1946				
2nd Quarter	4	7	10,900	1,557
3rd Quarter	15	29	47,415	1,635
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	3,400	1,700
September	0	—	—	—
3rd Quarter	2	2	3,400	1,700
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,775	1,986
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
Total, April, 1946— June, 1948	38	66	111,090	1,683

TABLE 10. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA,  
DECEMBER 19, 1944 — JUNE, 1948.

Period	Construction of Shelter Units						Financial Assistance Grants (\$000)		
	Municipal Projects			University Projects			Municipal Projects	University Projects	Total
	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)	Number of Active Projects	Housing Units Completed	Housing Units under Construction(1)			
1945(2)	39	1,051	360	1	0	88	—	—	—
1946	98	3,797	1,244	22	845	217	1,327	725	2,052
1947									
1st Quarter	24	940	782	3	186	143	432	104	536
2nd Quarter	15	815	644	3	165	101	328	106	434
3rd Quarter	12	429	854	6	114	176	609	124	733
4th Quarter	21	916	540	3	186	8	324	16	340
Sub-total	—	3,100	—	—	651	—	1,694	350	2,044
1948									
1st Quarter	16	447	301	1	8	—	368	—	368
2nd Quarter	12	221	161	2	—	105	425	68	493
Total, Dec. 19, 1944-June, 1948	—	8,616	—	—	1,504	—	3,814	1,143	4,957

(1) At end of period.

(2) Covers period December 19, 1944 — December 31, 1945.



TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,  
APRIL, 1941 — JUNE, 1948.

Period	Completed Construction			Actual Expenditure (\$000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941 — 1945 <sup>(2)</sup>	88	18,774	247	60,941	13,779	16,671	91,392
1946							
1st Quarter	6	1,333	2	9,824	28	412	10,264
2nd Quarter	19	2,267	0	5,235	2	216	5,453
3rd Quarter	21	1,550	2	9,447	15	820	10,282
4th Quarter	17	1,847	5	9,808	2	731	10,541
Sub-total	63	6,997	9	34,314	47	2,179	36,540
1947							
January	5	682	0	369	0	60	429
February	9	758	0	1,496	5	74	1,575
March	7	615	4	3,607	1	191	3,799
1st Quarter	21	2,055	4	5,472	6	325	5,803
April	13	525	0	444	0	95	539
May	14	656	2	986	1	155	1,142
June	7	473	0	1,989	6	160	2,155
2nd Quarter	34	1,654	2	3,419	7	410	3,836
July	7	341	2	2,245	1	172	2,418
August	8	273	0	2,559	1	149	2,709
September	3	276	0	2,741	1	205	2,947
3rd Quarter	18	890	2	7,545	3	526	8,074
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	386	0	3,553	0	193	3,746
4th Quarter	15	822	1	10,265	5	632	10,902
Sub-total	88	5,421	9	26,701	21	1,893	28,615
1948							
January	—	508	—	3,823	—	198	4,021
February	7	731	—	3,333	2	239	3,573
March	7	726	—	5,535	3	355	5,893
1st Quarter	14	1,965	—	12,691	5	792	13,487
April	9	423	—	500	—	12	512
May	10	372	—	1,979	—	267	2,246
June	12	1,043	—	2,226	—	156	2,382
2nd Quarter	31	1,838	—	4,705	—	435	5,140
Total, April, 1941— June, 1948 <sup>(3)</sup>	284	34,995	265	139,352	13,852	21,970	175,174

(1) Operations during 1941-47 conducted by Wartime Housing Limited.

(2) Covers period April 1, 1941 to December 31, 1945.

(3) Number of municipalities in which projects have been completed as at June 30, 1948 total 133.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,  
1945 — JULY, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88 <sup>(2)</sup>	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81 <sup>(3)</sup>	6,588	1

(1) Operations during 1945-47 conducted by Wartime Housing Limited.

(2) Revised.

(3) Number of municipalities in which projects were in progress at July 31, total 71.

TABLE 13. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,  
CANADA, JUNE AND DECEMBER, 1947, JUNE, 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		June, 1947	Dec., 1947	June, 1948
1.	Excavation.....	1,547	1,132	3,268
2.	Foundation.....	1,874	1,442	3,854
3.	Water and sewer under building....	2,017	1,964	4,595
4.	Framing.....	2,369	2,268	4,430
5.	Doors, frames and window sash....	2,594	3,327	4,867
6.	Chimneys.....	2,609	3,262	5,005
7.	Roofs shingled.....	2,629	3,420	4,751
8.	Plumbing roughed in.....	2,495	3,824	4,754
9.	Wiring roughed in.....	2,686	4,130	4,939
10.	Insulation.....	2,792	4,528	5,159
11.	Wall and ceiling board and taping..	2,843	4,955	5,214
12.	Finished flooring laid.....	2,880	4,854	5,419
13.	Exterior finish, including siding and trim.....	2,809	4,268	5,152
14.	Porches.....	2,700	3,510	5,369
15.	Interior trim.....	2,981	5,583	5,512
16.	Interior painting.....	3,215	6,188	5,951
17.	Hardware.....	3,194	6,138	5,890
18.	Plumbing fixtures.....	3,263	6,220	5,926
19.	Electrical work complete.....	3,266	6,351	6,011
20.	Exterior painting.....	5,284	8,005	8,048
21.	Water and sewer to main.....	3,189	3,925	5,577
22.	Electrical services connected.....	3,393	5,973	6,049
23.	Final inspection.....	3,451	6,486	6,410

TABLE 14. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — JUNE, 1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Mar. 31, 1948	—	18,041	3,914	1,440	23,395
1948—April	—	48	52	—	100
May	—	1	3	21	19
June	—	86	58	94	66
2nd Quarter	—	37	107	115	185
Sub-total	—(1)	18,004	4,021	1,555	23,580
2. Small Holdings, Individual Projects, Sept. 23, 1943—Mar. 31, 1948	15,543	26,603	3,413	45,223	75,239
1948—April	227	758	64	514	1,336
May	339	933	66	647	1,646
June	393	931	94	899	1,924
2nd Quarter	959	2,622	224	2,060	4,906
Sub-total	16,502	29,225	3,637	47,283	80,145
3. Full-Time Farming, Sept. 23, 1943—Mar. 31, 1948	17,014	1,504	3,997	62,428	67,929
1948—April	117	11	42	492	545
May	164	23	67	476	566
June	274	22	58	1,019	1,099
2nd Quarter	555	56	167	1,987	2,210
Sub-total	17,569	1,560	4,164	64,415	70,139
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Mar. 31, 1948	2,691	1,361	2,130	1,012	4,503
1948—April	42	15	176	11	202
May	44	41	49	6	96
June	68	48	59	57	164
2nd Quarter	154	104	284	74	462
Sub-total	2,845	1,465	2,414	1,086	4,965
5. All Projects, Sept. 23, 1943—Mar. 31, 1948	35,248	47,509	13,454	110,103	171,066
1948—April	386	832	334	1,017	2,183
May	547	998	179	1,150	2,327
June	735	915	269	2,069	3,253
2nd Quarter	1,668	2,745	782	4,236	7,763
Total, Sept. 23, 1943— June 30, 1948	36,916	50,254	14,236	114,339	178,829

(1) Appropriations have been made for 221 projects representing 2,673 housing units during the period.

TABLE 15.— OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — JUNE, 1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construction	New Construction Housing Units Completed, Current Construction, Repairs and Other Services	Land and Existing Buildings	Total
1. Small Holdings, Sub-Division Projects, Sept. 23, 1943—Mar. 31, 1948	2,673	—	21,357	1,440	22,797
1948—April	—	—	60	—	60
May	—	—	17	21	38
June	—	—	87	94	181
2nd Quarter	—	—	164	115	279
Sub-total	2,673	—	21,521	1,555	23,076
2. Small Holdings, Individual Projects, Sept. 23, 1943—Mar. 31, 1948	2,035	1,135	15,839	42,838	58,677
1948—April	92	1,092	330	328	658
May	90	1,273	— 477	315	— 162
June	101	1,350	1,559	652	2,211
2nd Quarter	283	—	1,412	1,295	2,707
Sub-total	2,318	—	17,251	44,133	61,384 <sup>(1)</sup>
3. Full-time Farming, Sept. 23, 1943—Mar. 31, 1948	246	320	2,836	59,719	62,555
1948—April	10	324	61	529	590
May	12	321	92	593	685
June	20	311	97	634	731
2nd Quarter	42	—	250	1,756	2,006
Sub-total	288	—	3,086	61,475	64,561 <sup>(1)</sup>
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Mar. 31, 1948	250 <sup>(2)</sup>	237 <sup>(2)</sup>	1,651	651	2,302
1948—April	16 <sup>(2)</sup>	245 <sup>(2)</sup>	39	5	44
May	9 <sup>(2)</sup>	261 <sup>(2)</sup>	47	10	57
June	11 <sup>(2)</sup>	271 <sup>(2)</sup>	66	14	80
2nd Quarter	36 <sup>(2)</sup>	—	152	29	181
Sub-total	286 <sup>(2)</sup>	—	1,803	680	2,483
5. All Projects, Sept. 23, 1943—Mar. 31, 1948	5,204	1,692	41,683	104,648	146,331
1948—April	118	1,661	490	862	1,352
May	111	1,855	— 321	939	618
June	132	1,932	1,809	1,394	3,203
2nd Quarter	361	—	1,978	3,195	5,173
Total, Sept. 23, 1943— June 30, 1948	5,565	—	43,661	107,843	151,504

(1) In addition to the amounts shown for Small Holdings, individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$300,377 at the end of March, \$9,306 during April, \$11,250 during May and \$10,030 during June, 1948, and for permanent improvements they amounted to \$113,240 at the end of March, \$2,388 during April, \$4,387 during May, and \$10,030 during June, 1948.

(2) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.

TABLE 16.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,  
1947 — JUNE, 1948.(1)

Type of Unit	Starts			Completions			Under Construction at End of Period			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099(2)	522	522	1,043
1948	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
1st Quarter												
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
Total, Jan., 1947— June, 1948	1,444	990	2,434	71	621	692	—	—	—	3,024(3)	991	4,014(3)

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) In addition to the amounts shown, expenditures of \$39,000 were made in 1946 (see p. 80).



TABLE 17. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
MAY, 1929 — JUNE, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans <sup>(1)</sup>	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947								
January	2	3	0	—	59	173	59	176
February	1	—	1	—	48	133	48	133
March	1	1	0	—	23	57	23	58
1st Quarter	4	4	1	—	130	363	130	367
April	0	—	0	—	27	73	27	73
May	1	2	2	2	38	105	38	109
June	12	15	1	—	126	335	126	350
2nd Quarter	13	17	3	2	191	513	191	532
July	12	8	8	2	190	485	192	495
August	3	2	14	5	111	260	111	268
September	11	14	5	2	149	381	150	397
3rd Quarter	26	24	27	10	450	1,227	453	1,160
October	7	6	4	1	138	334	138	341
November	4	3	8	3	206	556	207	563
December	3	4	6	2	107	298	108	304
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
April	0	—	1	—	22	56	22	56
May	3	3	5	2	76	198	76	204
June	7	10	17	7	197	505	200	521
2nd Quarter	10	12	23	10	295	759	298	781
Total, May, 1929— June, 1948	—	—	—	—	—	—	30,704	64,792

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — JUNE, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945(1)	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947								
January	13	12	13	9	768	591	794	612
February	26	36	10	7	776	581	812	624
March	50	60	33	24	1,456	1,068	1,539	1,152
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
April	49	66	36	32	2,345	1,634	2,430	1,732
May	47	66	48	34	2,224	1,552	2,319	1,652
June	69	84	77	53	2,091	1,556	2,237	1,693
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
July	46	46	73	49	2,217	1,756	2,336	1,851
August	24	34	43	37	3,067	2,924	3,134	2,994
September	14	24	25	18	1,832	1,796	1,871	1,838
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
October	17	22	36	27	1,782	1,533	1,835	1,583
November	16	20	37	29	1,570	1,396	1,623	1,445
December	16	19	17	14	1,098	960	1,131	992
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
1948								
January	12	21	22	17	1,151	1,083	1,185	1,121
February	17	27	14	14	1,121	1,050	1,152	1,091
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	78	57	45	4,166	3,811	4,279	3,934
April	27	40	95	94	2,852	2,396	2,974	2,530
May	33	44	78	78	3,431	2,908	3,542	3,030
June	44	47	143	136	2,757	2,589	2,944	2,772
2nd Quarter	104	131	316	308	9,040	7,893	9,460	8,332
Total, March, 1945								
—June, 1948	1,154	1,364	1,418	1,068	50,569	41,264	53,141	43,696

(1) Covers period March 1 — December 31.

TABLE 19. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — JULY, 1948.

Period	Veterans' Land Act, 1942	Veterans' Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1046	Rental Housing Projects	Armed(1) Service Married Quarters	Miscellaneous		Total
								New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,245	2,826	25,788
1947										
1st Quarter	239	342	—	317	2,161	—	—	440	233	4,782
2nd Quarter	391	2,053	—	3,023	2,543	184	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	111	749	10,542
4th Quarter	315	606	—	1,254	1,162	230	244	207	512	4,976
Sub-total	1,213	7,282	17	5,748	9,132	542	812	1,220	2,447	29,909
1948										
January	39	120	—	211	169	19	105	160	—	963
February	31	195	—	280	189	27	245	100	—	1,067
March	48	205	—	689	145	18	19	203	—	1,435
1st Quarter	118	520	—	1,180	503	64	369	463	—	3,465
April	71	956	—	814	226	117	235	50	—	2,593
May	85	1,176	—	1,029	274	73	212	—	139	2,988
June	126	1,433	—	811	350	32	—	—	—	2,752
2nd Quarter	282	3,565	—	2,654	850	222	447	124	139	8,333
July	156	1,195	—	541	246	138	61	—	—	2,487
Total, Aug. 23, 1945 — July, 1948	6,129	24,695	3,332	13,361	17,947	966	1,689	3,075	5,412	80,800

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.  
(2) Covers period August 23 — December 31.

TABLE 20. — APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,  
JUNE, 1947 — JULY, 1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Construction \$	Equipment and Other \$	Total \$	Floor Area per Housing Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947											
2nd Quarter (1)	3	40	248	463	5,475	250	6,188	868	6.30	4.2	63.50
3rd Quarter	8	168	1,355	146	6,318	1,600	8,064	1,039	6.08	5.1	46.15
4th Quarter	17	162	941	207	5,602	—	5,809	922	6.07	4.5	69.07
Total, 1947	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948											
January	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April (2)	8	103	765	182	6,918	322	7,422	997	6.94	4.8	47.05
May	3	23	196	287	7,888	326	8,501	993	7.94	4.9	38.50
June	2	26 (3)	258	275 (3)	8,918 (3)	731 (3)	9,924 (3)	1,179	7.84 (3)	4.9	63.17
2nd Quarter	13	152	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
July	1	8	59	162	6,660	559	7,381	885	7.53	4.0	70.00

(1) Covers month of June only.  
(2) Revised.  
(3) See p. 80.

## REAL ESTATE LENDING

TABLE 21. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
BY TYPE OF LOAN, CANADA, 1947 — JUNE, 1948.

Period	Non-Farm — Residential Real Estate						Non-Farm — Other Real Estate				Farms			Total	
	New Construction			Existing Property			New Construction		Existing Property		Number of Loans	Amount of Loans (\$'000)	Number of Loans		Amount of Loans (\$'000)
	Number of Loans	Number of Housing Units	Amount of Loans (\$'000)	Number of Loans	Number of Housing Units	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)							
1947															
1st Quarter	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711	
2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746	
3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937	
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739	
Total, 1947	19,603	25,582 <sup>(1)</sup>	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134	
1948															
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95	365	2,847 <sup>(2)</sup>	17,253	
February	1,249	1,771	7,294	1,529	2,392	6,031	92	4,345	155	4,470	90	437	3,115	22,577	
March	1,540	2,111	9,568	1,729 <sup>(2)</sup>	2,579 <sup>(2)</sup>	6,611 <sup>(2)</sup>	93	3,321	173	4,619	104	463	3,639 <sup>(2)</sup>	24,583 <sup>(2)</sup>	
1st Quarter	4,084	5,454	23,654	4,509 <sup>(2)</sup>	7,290 <sup>(2)</sup>	18,159 <sup>(2)</sup>	262	9,900	457	11,436	289	1,264	9,601 <sup>(2)</sup>	64,412 <sup>(2)</sup>	
April	2,471	3,351	15,796	2,173	3,522	8,940	100	2,332	218	4,910	199	831	5,161	32,809	
May	2,377	2,882	13,705	2,301	3,710	9,853	101	3,596	188	5,401	191	714	5,158	33,270	
June <sup>(3)</sup>	3,153	4,102	19,255	2,218	3,471	8,850	110	3,085	165	2,917	177	686	5,823	34,793	
2nd Quarter <sup>(3)</sup>	8,001	10,335	48,755	6,692	10,703	27,643	311	9,013	571	13,229	567	2,232	16,142	100,871	

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 22 because in two instances<sup>a</sup> the loan covered several single dwellings (see footnotes 1 and 2, page 46, and footnotes 3 and 4, page 47, of Table 22).

(2) Revised.

(3) Preliminary.

TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — JUNE, 1948.

Period	Life Insurance Companies				Trust Companies				Loan Companies					
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units			
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)		
1947	1,873	8,732	133	2,907	178	597	41	105	249	419	1,442	61	285	984
	4,418	20,667	309	6,125	194	666	16	76	77	692	2,697	76	270	572
	4,197(1)	19,966	390	5,767	230	719	25	69	193	635	2,334	70	240	625
	3,848(2)	18,291	466	5,643	244	924	41	137	289	721	3,190	75	221	555
Total, 1947	14,336	67,657	1,298	20,443	846	2,907	123	387	808	2,467	9,664	282	1,016	2,736
1948	960	4,482	91	1,067	85	393	6	14	21	120	488	20	58	153
	829	3,721	169	2,278	87	368	9	72	193	107	344	16	49	147
	1,182	5,942	145	2,350	36	102	8	25	58	131	617	17	55	95
	2,971	14,145	405	5,695	208	863	23	111	272	358	1,448	53	162	394
	1,736	9,200	251	3,858	163	932	16	49	115	232	1,075	40	120	305
	1,779	9,199	142	1,825	123	626	8	51	58	246	1,249	36	121	351
2nd Quarter	2,320	1,2214	264	4,278	172	738	9	21	47	256	931	40	143	369
	5,835	30,613	657	9,962	458	2,296	33	121	220	734	3,255	116	384	1,025

(1) In this quarter one loan was approved for 2 units.  
(2) In this quarter one loan was approved for 21 units.  
(3) Preliminary.



TABLE 22. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — JUNE, 1948. — *Continued.*

Period	Fraternal Societies(1)				Fire Insurance Companies				All Lending Institutions(2)			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)
1947												
1st Quarter	21	135	30	84	365	—	—	8	2,491	10,906	266	1,566
2nd Quarter	13	77	34	82	302	—	—	43	5,317	24,107	440	2,076
3rd Quarter	39	181	33	77	272	2	30	44	5,103(3)	23,230	523	2,073
4th Quarter	29	128	37	77	305	—	—	42	4,842(4)	22,533	621	2,093
Total, 1947	102	519	134	320	1,242	2	30	137	17,753	80,776	1,850	7,808
1948												
January	4	15	9	17	173	—	—	—	1,169	5,377	126(5)	403(5)
February	13	71	17	46	130	—	—	43	1,036	4,503	213	735
March	7	51	13	43	299	—	—	55	1,356	6,712	184	755
1st Quarter	24	136	39	106	602	—	—	98	3,561	16,593	523	1,893
April	10	48	20	56	239	—	—	33	2,141	11,255	330	1,210
May	20	105	22	72	275	—	—	16	2,168	11,179	209	714
June(6)	55	327	36	83	327	—	—	24	2,803	14,211	350	1,299
2nd Quarter	85	480	78	211	831	—	—	73	7,112	36,644	889	3,223

(1) Including mutual benefit societies and pension fund associations.

(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 21.

(3) In this quarter one loan was approved for 2 single units.

(4) In this quarter one loan was approved for 21 single units.

(5) Revised.

(6) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 23.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.  
(In Units Specified)

Period	Lumber and Lumber Products			Iron and Steel Products			
	Sawn Lumber	Hardwood Flooring <sup>(1)</sup>	Wood Fibre Insulating Board	Cast-Iron Soil Pipe and Fittings	Steel Pipe and Fittings	Structural Steel <sup>(1)</sup>	Wire Nails and Spikes
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq.Ft. $\frac{1}{2}$ "B.	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons
1945	4,514.2	— <sup>(2)</sup>	164.7	18.5	139.3	150.2	70.0
1946							
1st Quarter	1,130.4	— <sup>(2)</sup>	35.3	6.5 <sup>(3)</sup>	30.7 <sup>(3)</sup>	35.3	17.5
2nd Quarter	1,201.7	— <sup>(2)</sup>	38.0	6.4 <sup>(3)</sup>	24.3 <sup>(3)</sup>	42.5	18.8
3rd Quarter	1,702.9	— <sup>(2)</sup>	42.7	5.5 <sup>(3)</sup>	19.3 <sup>(3)</sup>	5.5	7.8
4th Quarter	1,048.9	— <sup>(2)</sup>	45.8	6.8 <sup>(3)</sup>	29.4 <sup>(3)</sup>	32.1	14.8
Total, 1946	5,083.3	41,318	161.8	25.2 <sup>(3)</sup>	103.7 <sup>(3)</sup>	115.5	58.9
1947							
January	352.8 <sup>(4)</sup>	3,917	15.8	2.5	8.1	17.2	6.3
February	380.4 <sup>(4)</sup>	3,654	14.5	2.7	9.2	12.0	6.0
March	395.3 <sup>(4)</sup>	3,878	15.1	2.9	7.1	13.6	6.5
1st Quarter	1,128.5 <sup>(4)</sup>	11,449	45.4	8.1	24.4	42.9	18.8
April	367.3 <sup>(4)</sup>	3,824	16.2	2.9	10.8	12.4	6.6
May	448.6 <sup>(4)</sup>	4,034	17.0	2.9	8.6	15.8	6.7
June	577.2 <sup>(4)</sup>	4,365	17.2	2.4	6.1	13.2	6.2
2nd Quarter	1,393.1 <sup>(4)</sup>	12,223	50.4	8.2	25.5	41.5	19.5
July	647.2 <sup>(4)</sup>	4,289	18.0	2.4	7.4	8.8	5.6
August	610.5 <sup>(4)</sup>	4,179	18.0	2.2	4.9	10.8	5.8
September	553.7 <sup>(4)</sup>	4,720	18.2	2.6	8.8	12.3	6.9
3rd Quarter	1,811.4 <sup>(4)</sup>	13,188	54.2	7.2	21.1	31.9	18.3
October	463.4 <sup>(4)</sup>	4,607	19.2	3.0	9.4	17.9	7.4
November	291.3 <sup>(4)</sup>	4,627	16.2	2.9	8.2	16.1	6.7
December	258.2 <sup>(4)</sup>	5,032	17.8	3.2	4.1	10.8	6.6
4th Quarter	1,012.9 <sup>(4)</sup>	14,266	53.2	9.1	21.7	44.9	20.7
Total, 1947	5,345.9 <sup>(4)</sup>	51,126	203.1	32.6	92.6	161.2	77.4
1948							
January	341.2 <sup>(4)</sup>	4,918	16.8	3.2	11.5	16.9	6.9
February	380.3 <sup>(4)</sup>	4,915	15.3	3.3	9.2	14.9	5.7
March	409.7 <sup>(4)</sup>	5,355	17.8	3.7	10.1	14.8	7.2
1st Quarter	1,131.2 <sup>(4)</sup>	15,188	49.9	10.3	30.8	46.7	19.8
April	353.3 <sup>(4)</sup>	5,466	18.0	3.7	8.9	15.7	7.2
May	504.7 <sup>(4)</sup>	4,993	18.4	3.5	6.4	10.3	6.6
June	603.2 <sup>(4)</sup>	5,094	18.0	3.5	8.1	17.4	8.0
2nd Quarter	1,461.2 <sup>(4)</sup>	15,553	54.4	10.7	23.4	43.4	21.8

- (1) See p. 81.  
(2) Not available.  
(3) Revised.  
(4) Estimated.

TABLE 23.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.— *Continued.*  
(In Units Specified)

Period	Clay Products					Rock Wool	
	Building Brick <sup>(1)</sup>	Flue Linings	Vitrified Sewer Pipe	Drain Tile	Structural Tile	Batts	Granu- lated and Loose
	Millions of Bricks	Thousands of Feet	Thousands of Feet	Millions of Tiles	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	190.9	—(2)	—(2)	12.3	91.4	34.4	5.4
1946							
1st Quarter	42.7	245.7	579.2	1.6	27.5	10.3	1.8
2nd Quarter	66.7	264.5	782.1	3.6	36.0	11.4	2.0
3rd Quarter	87.6	195.9	904.1	5.1	38.3	15.8	2.7
4th Quarter	77.4	234.0	790.5	4.8	32.0	17.3	3.6
Total, 1946	274.4	940.1	3,055.9	15.1	133.8	54.8	10.1
1947							
January	18.1	93.9	241.5	.9	8.6	7.2	.8
February	17.2	77.6	261.7	.5	9.5	6.8	.8
March	18.7	98.7	287.7	.6	10.6	7.0	.7
1st Quarter	54.0	270.2	790.9	2.0	28.7	21.0	2.3
April	19.6	74.5	259.6	.7	13.5	7.4	.6
May	25.0	105.1	351.1	1.6	13.0	7.1	.7
June	28.8	74.2	334.2	1.4	13.3	6.5	.7
2nd Quarter	73.4	253.8	944.9	3.7	39.8	21.0	2.0
July	30.4	54.2	379.2	1.6	12.9	5.5	.7
August	27.0	75.3	366.5	1.6	12.8	5.7	.8
September	28.0	85.1	385.3	1.8	14.4	7.0	.9
3rd Quarter	85.4	214.6	1,131.0	5.0	40.1	18.2	2.4
October	30.3	99.6	351.5	2.5	16.0	6.9	1.1
November	25.0	82.6	387.5	2.6	14.2	7.3	1.1
December	24.1	104.2	353.4	1.1	11.4	8.2	1.0
4th Quarter	79.4	286.4	1,092.4	6.2	41.6	22.4	3.2
Total, 1947	292.2	1,025.0	3,959.1	16.9	150.2	82.8	9.9
1948							
January	18.2	73.9	306.7	.6	12.3	5.9	.9
February	19.1 <sup>(3)</sup>	95.5	369.8	.6	8.4	4.8	.8
March	19.9	126.9	468.0	.5	9.7	4.5	.8
1st Quarter	57.2 <sup>(3)</sup>	296.3	1,144.5	1.7	30.4	15.2	2.5
April	22.7	98.2	312.1	.7	11.1	6.0	.7
May	25.1	78.1	452.1	1.6	13.2	6.0	1.0
June	30.7	98.3	407.7	2.1	16.3	6.0	1.0
2nd Quarter	78.5	274.6	1,171.9	4.4	40.6	18.0	2.7

(1) Estimated (see p. 81).

(2) Not available.

(3) Revised.

TABLE 23.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.— *Continued.*  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile <sup>(1)</sup>	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1946							
1st Quarter	2.1	5.0	16.6	611.9	402.6	1,258.6	11.4
2nd Quarter	2.8	8.8	21.0	575.5	484.9	1,124.2	10.0
3rd Quarter	3.1	10.1	25.7	232.5	185.4	362.8	9.4
4th Quarter	2.7	7.8	23.7	388.8	319.9	526.7	14.6
Total, 1946	10.7	31.7	87.0	1,808.7	1,392.8	3,272.3	45.4
1947							
January	.9	1.2	6.9	166.4	70.9	418.9	6.3
February	.7	1.1	7.3	163.6	229.3	311.0	5.1
March	.9	1.3	8.3	165.1	75.4	430.0	5.9
1st Quarter	2.5	3.7	22.5	495.1	375.6	1,159.9	17.3
April	.9	1.3	8.0	194.0	234.7	451.3	5.4
May	.9	1.9	10.4	246.1	135.9	505.3	6.8
June	1.1	2.6	11.4	240.4	225.2	391.5	5.2
2nd Quarter	2.9	5.8	29.8	680.5	595.8	1,348.1	17.4
July	1.1	3.1	24.4	138.4	121.4	485.5	5.0
August	1.1	3.0	13.7	158.7	247.9	446.4	5.6
September	1.2	3.1	11.3	191.9	180.4	529.7	5.8
3rd Quarter	3.4	9.2	49.4	489.0	549.7	1,461.6	16.4
October	1.2	3.3	12.1	262.0	155.9	639.5	5.4
November	1.1	2.9	9.5	223.6	229.2	569.8	5.1
December	1.1	2.6	11.6	194.3	214.9	615.6	5.5
4th Quarter	3.4	8.8	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2 <sup>(3)</sup>	27.5	134.9	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	32.9	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	52.8	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	21.4	242.0	208.4	737.2	7.2
June	1.2	4.2	22.4	250.0	202.3	714.0	8.8
2nd Quarter	1.3	11.3	55.9	716.3	602.5	2,317.9	23.4

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

(3) Revised.

TABLE 23.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1948.— *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders'(1) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath-	Gypsum Plaster		Bath Tubs	Sinks	Wash Basins
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons		Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3(2)	—(3)	—(3)
1946							
1st Quarter	43.9	17.3	17.9	1,440.2(4)	14.2	27.1	21.0
2nd Quarter	51.1(4)	17.5	23.4	1,297.4(4)	13.1	27.6	20.0
3rd Quarter	50.1(4)	19.6	22.3	1,331.6(4)	13.0	21.0	17.4
4th Quarter	57.2(4)	20.5	24.5(4)	1,397.3(4)	17.6	28.0	20.2
Total, 1946	203.4(4)	74.9	88.1(4)	5,465.9(4)	57.9	103.7	78.6
1947							
January	16.8	7.5	9.0	526.5	6.0	11.8	7.6
February	15.1	8.1	9.7	505.2	6.0	8.7	7.4
March	18.6	8.8	10.6	563.0	6.5	11.6	7.9
1st Quarter	50.5	24.4	29.3	1,594.7	18.5	32.1	22.9
April	18.2	8.9	9.7	726.2	7.6	11.2	7.1
May	18.2	11.6	12.8	658.6	7.4	11.3	8.2
June	16.1	10.3	11.2	581.2	6.8	10.3	7.8
2nd Quarter	52.5	30.8	33.7	1,966.0	21.8	32.8	23.1
July	16.2	6.8	10.4	597.0	5.4	6.7	5.8
August	18.2	8.2	12.4	396.5	7.0	6.3	5.9
September	17.0	10.7	12.3	508.2	7.3	8.9	7.8
3rd Quarter	51.4	25.7	35.1	1,501.7	19.7	21.9	19.5
October	19.6	10.7	12.3	580.5	7.8	9.3	9.7
November	20.7	10.9	14.0	484.0	6.3	12.8	8.7
December	19.3	9.7	10.5	567.2	7.0	11.7	7.9
4th Quarter	59.6	31.3	36.8	1,631.7	21.1	33.8	26.3
Total, 1947	214.1	112.2	134.8	6,694.1	81.1	120.7	91.7
1948							
January	18.8	9.7	10.2	569.9	7.2	10.5	8.8
February	21.4	9.0	10.3	637.5	8.5	11.6	7.9
March	21.5	10.6	12.3	734.4	9.0	12.8	9.4
1st Quarter	61.7	29.3	32.8	1,941.8	24.7	35.0	26.1
April	21.9	12.0	12.6	730.5	9.6	13.5	9.2
May	19.2	15.6	14.1	675.9	7.4	10.9	7.7
June	15.2	11.2	12.4	761.9	7.3	12.1	10.2
2nd Quarter	56.3	38.8	39.1	2,168.3	24.3	36.5	27.1

(1) Factory sales. Data for 1947 and 1948 estimated (see p. 82).

(2) Estimated (see p. 82).

(3) Not available.

(4) Revised.

TABLE 23. — VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945 — JUNE, 1948.— *Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt Shingles <sup>(1)</sup>	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	13.6	7,179.1	128.8	57.2	1,432.2	2,386.7
1946							
1st Quarter	10.6	3.5 <sup>(2)</sup>	2,060.8 <sup>(2)</sup>	30.8 <sup>(2)</sup>	17.7 <sup>(2)</sup>	402.6	628.0
2nd Quarter	10.9	4.1 <sup>(2)</sup>	2,134.2 <sup>(2)</sup>	38.5 <sup>(2)</sup>	34.2 <sup>(2)</sup>	455.1	762.9
3rd Quarter	10.6	2.5 <sup>(2)</sup>	1,800.7 <sup>(2)</sup>	29.6 <sup>(2)</sup>	11.6 <sup>(2)</sup>	535.7	778.2
4th Quarter	13.4	4.3 <sup>(2)</sup>	2,011.2 <sup>(2)</sup>	39.5 <sup>(2)</sup>	13.1 <sup>(2)</sup>	589.2	861.0
Total, 1946	45.5	14.4 <sup>(2)</sup>	8,006.9 <sup>(2)</sup>	138.4 <sup>(2)</sup>	76.6 <sup>(2)</sup>	1,982.6	3,030.1
1947							
January	4.3 <sup>(3)</sup>	1.2	803.9	12.6	5.2	158.9	274.8
February	4.3 <sup>(3)</sup>	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4 <sup>(3)</sup>	1.5	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0 <sup>(3)</sup>	4.3	2,347.4	40.1	16.1	505.8	932.8
April	4.6 <sup>(2)</sup>	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8 <sup>(3)</sup>	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1 <sup>(3)</sup>	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	13.5 <sup>(2)</sup>	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8 <sup>(3)</sup>	.9	607.5	11.8	8.3	164.4	251.1
August	3.9 <sup>(3)</sup>	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9 <sup>(3)</sup>	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5 <sup>(3)</sup>	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5 <sup>(3)</sup>	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5 <sup>(3)</sup>	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1 <sup>(3)</sup>	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1 <sup>(3)</sup>	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	54.1 <sup>(2)</sup>	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4
1948							
January	4.5 <sup>(3)</sup>	1.7	787.1	20.7	6.0	164.6	224.5
February	4.0 <sup>(3)</sup>	1.5	774.8	15.0	6.4	165.5	230.8
March	3.8 <sup>(3)</sup>	1.5	841.3	18.1	6.9	171.6	275.6
1st Quarter	12.3 <sup>(3)</sup>	4.7	2,403.2	53.8	19.3	501.7	730.9
April	4.2 <sup>(3)</sup>	1.4	857.0	17.1	5.8	164.1	197.7
May	3.9 <sup>(3)</sup>	1.1	616.9	13.3	6.3	178.6	156.2
June	3.9 <sup>(3)</sup>	1.6	685.2	18.0	8.3	175.4	168.9
2nd Quarter	12.0 <sup>(3)</sup>	4.1	2,159.1	48.4	20.4	518.1	522.8

(1) Includes siding.

(2) Revised.

(3) Estimated (see p. 81).



TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — JUNE, 1948.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	7	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	11.7	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4
1948												
January	.5	1.2	16.6(1)	21.4	75.9	24.2	3.3	1.5	6.8	8.9	7.3	4.0
February	.6	1.6	16.3	22.6	90.0	29.7	3.2	1.2	8.9	9.2	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.9	1.7	8.9	10.4	8.0	2.2
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	9.8	9.4	5.2	4.2
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	7.5	8.1	8.2	2.6
June	1.5	1.1	28.0	20.0	97.2	24.6	3.4	1.9	7.1	9.0	8.8	1.8

(1) Revised.

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — JUNE, 1948. — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
April	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	.8	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.0	1.0	11.1	4.8	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	8.5	.9	10.6	5.5	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	8.8	1.2	12.3	5.9	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	9.4	1.1	12.8	6.9	21.5	2.1	12.1	.6	12.5	.7	5.9	.7
May	7.4	1.2	11.5	6.1	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.0	1.4	11.7	6.6	15.2	1.3	12.1	.8	12.5	.8	6.1	.5

TABLE 24. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — JUNE, 1948.— *Continued.*  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9		12.6	.1	5.3	.5
February	157.4	20.9	363.6	27.8	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	21.1	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	.9	0(1)	11.0	0(1)	8.4	2.3
August	145.2	29.2	343.8	34.6	4.6	.3	1.3	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.8	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8

(1) Indicates less than 50 units.

TABLE 25. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.  
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands Barrels of 350 lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	32.7	2.9	12.1	8,662
1946					
1st Quarter	7.7	5.8	.7	3.4	2,488
2nd Quarter	9.1	45.8	.9	4.6	2,704
3rd Quarter	11.8	85.2	1.5	5.0	1,868
4th Quarter	15.1	213.2	4.5	5.7	2,376
Total, 1946	43.7	350.1	7.6	18.7	9,437
1947					
January	5.2	44.8	1.2	3.4	926
February	3.7	26.4	1.2	3.9	922
March	5.8	35.1	1.1	4.8	1,042
1st Quarter	14.7	106.3	3.5	12.1	2,890
April	5.6	31.5	.6	3.8	1,204
May	7.4	52.1	1.0	3.6	1,182
June	4.9	90.6	1.1	2.9	1,011
2nd Quarter	17.9	174.3	2.7	10.3	3,398
July	7.0 <sup>(1)</sup>	201.8	1.1	3.1	1,306
August	5.6	231.1	.9	2.8	1,031
September	5.9	177.1	.5	2.6	1,504
3rd Quarter	18.5 <sup>(1)</sup>	610.0	2.5	8.5	3,841
October	6.6	193.5	.6	3.7	1,098
November	7.0	133.2	.6	3.6	1,201
December	5.5	31.4	.2	1.7	1,013
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.9	1,121
February	6.3	2.7	.3	.8	2,387
March	7.8	3.7	.2	1.6	1,365
1st Quarter	21.7	8.6	.9	3.3	4,873
April	9.7	60.7	.5	.7	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,146
2nd Quarter	32.6	283.9	1.7	2.3	3,806

TABLE 26. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.  
(In Units Specified)

Period	Lumber	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints, Pigments and Varnishes
	Millions of Ft. B.M.	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	3.7	813.6	45.3	3,973
1946					
1st Quarter	426.3	.5	383.6	7.0	830
2nd Quarter	389.0	2.3	369.3	4.5	958
3rd Quarter	564.2	2.1	515.4	12.8	1,183
4th Quarter	703.8	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	6.1	1,270.5	36.1	4,407
1947					
1st Quarter	620.4	.6	6.6	8.7	1,468
2nd Quarter	569.8	.8	6.2	16.6	2,253
3rd Quarter	697.5	1.3	9.2	13.8	1,672
4th Quarter	847.3	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	4.2	31.9	51.1	7,346
1948					
January	216.5	.3	19.1	2.3	476
February	197.4	.1	114.8	2.5	408
March	197.0	.1	43.1	1.4	635
1st Quarter	610.9	.5	177.0	6.2	1,519
April	184.3	.2	88.4	1.6	405
May	210.5	.2	124.9	6.4	750
June	194.3	.4	384.6	3.5	455
2nd Quarter	589.1	.8	597.9	11.5	1,610

TABLE 27.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — JUNE, 1948.  
(In thousands of tons)

Period	Lumber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946							
1st Quarter	1,155.6	451.0	102.7	65.6	93.4	9.6	1,877.9
2nd Quarter	1,250.6	1,220.7	130.0	91.7	426.1	15.1	3,134.1
3rd Quarter	1,834.3	1,693.6	117.8	110.3	377.4	19.0	4,152.3
4th Quarter	1,629.0	1,351.5	122.2	100.6	263.1	14.6	3,481.0
Total, 1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
January	401.9	188.3	40.5	27.6	41.8	2.9	702.9
February	394.2	168.5	34.4	24.7	42.8	3.4	668.0
March	578.8	207.6	47.2	35.2	80.5	5.0	954.3
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
April	465.3	327.7	48.1	34.1	131.4	6.2	1,012.7
May	489.3	492.5	48.3	40.0	137.8	7.4	1,215.4
June	567.3	621.9	43.6	38.3	129.2	8.1	1,408.4
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
July	673.0	810.4	47.1	38.7	122.4	7.4	1,699.0
August	634.1	716.0	44.8	39.6	124.4	6.8	1,565.6
September	617.4	735.8	52.9	41.0	116.8	8.0	1,572.0
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
October	642.9	775.3	49.6	39.2	120.9	8.3	1,636.1
November	582.0	489.7	47.1	35.0	102.7	5.5	1,262.1
December	602.0	266.8	48.8	35.3	78.3	4.1	1,035.4
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8(1)
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4(1)
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	—	—	—	—	—	—	1,515.1(2)
2nd Quarter	—	—	—	—	—	—	3,893.9(2)

(1) Revised.

(2) Preliminary estimate (see p. 82). Detailed data not yet available.



TABLE 28.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA,(1) 1946 — JUNE, 1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946—January	76,350	2,171	28.43
February	78,597	2,498	31.78
March	79,750	2,598	32.58
April	81,241	2,603	32.04
May	83,229	2,614	31.41
June	73,881	2,262	30.62
July	86,579	2,765	31.94
August	90,445	2,942	32.53
September	91,693	2,984	32.54
October	90,185	3,002	33.29
November	89,921	3,009	33.46
December	88,559	2,998	33.85
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.19
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June <sup>(2)</sup>	103,481	4,104	39.66

(1) As reported by employers with 15 or more employees.

(2) Preliminary.

TABLE 29.—BANKRUPTCIES in the BUILDING MATERIAL INDUSTRIES AND  
IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1948.

Period	Building Material Industries			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies	Assets (\$000)	Liabilities (\$000)
1945	12	105	290	264	1,650	3,792
1946						
1st Quarter	0	—	—	55	899	1,546
2nd Quarter	1	30	40	53	604	1,072
3rd Quarter	0	—	—	64	1,131	1,649
4th Quarter	2	11	16	97	777	1,717
Total, 1946	3	41	56	169	3,411	5,984
1947						
1st Quarter	7	158	337	109	1,049	1,610
2nd Quarter	9	346	403	137	1,956	3,255
3rd Quarter	4	45	62	122	1,663	2,764
4th Quarter	9	329	305	141	2,326	3,478
Total, 1947	29	878	1,107	509	6,994	11,107
1948						
1st Quarter	6	323	382	198	2,265	4,005
2nd Quarter	7	445	417	213	—(2)	—(2)

(1) See p. 83.

(2) Data not yet available.

SECTION 6.  
BUILDING LABOUR

TABLE 30. — EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945 — JUNE, 1948.<sup>(1)</sup>  
(In Thousands)

Week Ending	Persons Employed		Persons Unemployed	
	Construction Industry	All Industries	Construction Industry	All Industries
1945—November 17	184	4,326	13	172
1946—February 23	154	4,312	21	213
June 1	241	4,702	8	126
August 31	267	4,860	9	117
November 9	244	4,733	13	115
1947—March 1	187	4,565	21	141
May 31	254	4,821	8	91
August 16	283	5,008	8	73
November 8	284	4,847	12	87
1948—February 21	219	4,669	33	156
June 5	295	4,948	7	82

(1) Estimated (see p. 83).

TABLE 31. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND  
INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA,<sup>(1)</sup>  
1945 — JULY, 1948.

Period	Building Industry			Indexes of Employment 1935-1939 = 100	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	All Industries
1945					
Annual Average	44,932	1,533	34.03	173.7	161.3
1946					
Annual Average	65,386	2,230	33.97	248.6	159.5
1947—January	71,688	2,222	30.99	268.1	166.7
February	72,362	2,583	35.69	269.7	166.4
March	73,800	2,730	36.99	274.6	166.1
April	76,642	2,765	36.07	285.1	166.4
May	79,900	2,995	37.48	297.0	165.4
June	85,588	3,174	37.08	317.6	169.9
July	91,040	3,367	36.98	338.3	174.5
August	97,692	3,755	38.44	358.2	177.4
September	101,173	3,907	38.61	370.0	177.9
October	103,050	4,095	39.73	376.3	179.4
November	104,529	4,205	40.23	381.8	182.2
December	100,021	4,063	40.62	364.9	183.8
Annual Average	88,124	3,322	37.41	325.1	173.1
1948—January	89,706	3,139	35.00	327.0	178.4
February	85,344	3,523	41.28	311.3	174.3
March	82,758	3,489	42.16	301.8	174.0
April <sup>(2)</sup>	84,828	3,315	39.08	307.9	171.9
May	89,385	3,695	41.34	324.0	171.8
June	98,223	3,932	40.03	354.8	177.1
July <sup>(3)</sup>	104,584	4,264	40.77	377.9	181.4

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 32. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — JULY, 1948.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945 Annual Average	33,770	40.4	1,364	80.9	32.68
1946 Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.3	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.2	2,867	90.0	35.28
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April <sup>(3)</sup>	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July <sup>(4)</sup>	84,533	39.8	3,360	99.8	39.72

- (1) As reported by employers with 15 or more employees.  
(2) Refers to employees paid by the hour (see p. 83).  
(3) Revised.  
(4) Preliminary.

TABLE 33. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, 1945 — JULY, 1948.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945																		
Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946																		
Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
February	631	352	758	8,952	127	3,489	161	80	220	700	102	1,251	1,999	14,824	1,016	9,285	3,015	24,109
March	804	299	1,142	7,971	230	2,760	212	72	243	686	176	1,064	2,807	12,852	1,642	8,666	4,449	21,518
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,370	7,597	6,809	17,645
May	659	121	2,322	3,317	663	851	190	24	309	555	459	466	4,602	5,334	6,619	4,540	11,221	9,874
June	674	90	2,864	1,912	578	547	139	32	383	397	511	299	5,149	3,277	6,342	3,964	11,491	7,241
July	650	56	3,152	1,362	507	537	148	12	349	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
August	687	49	3,068	1,147	404	556	170	19	463	280	514	244	5,306	2,295	7,892	2,578	13,198	4,873
September	567	54	3,236	1,195	253	675	246	5	582	245	499	241	5,383	2,415	9,853	2,289	15,236	4,704
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,906	2,642	11,822	5,585
November	482	110	1,101	2,810	112	1,873	201	21	379	319	226	458	2,501	5,591	2,460	4,096	4,961	9,687
December	336	293	431	6,654	45	2,946	127	53	324	521	132	947	1,395	11,414	614	7,263	2,009	18,677
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162
February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
April	399	311	1,074	8,585	430	1,482	208	83	262	744	252	1,020	2,625	12,225	2,293	8,343	4,918	20,568
May	457	186	1,464	4,417	620	699	213	50	264	586	328	568	3,326	6,502	3,223	5,102	6,549	11,608
June	570	106	7,893	2,354	500	585	230	29	243	486	343	375	3,779	3,935	2,391	3,602	6,170	7,537
July	420	101	1,842	1,739	297	556	215	34	261	388	254	318	3,289	3,136	2,242	2,841	5,531	5,977



TABLE 34. --- UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA,<sup>(1)</sup>  
1945 --- JUNE, 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945							
Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946							
March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947							
March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948							
March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5

(1) For coverage, see p. 84.

TABLE 35. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—JUNE, 1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947								
January	83	3,376	1,192	37	231	233	351	5,503
February	73	2,474	667	23	230	222	208	3,897
March	50	1,726	373	14	237	203	102	2,705
1st Quarter	206	7,576	2,232	74	698	658	661	12,105
April	13	856	242	8	170	198	51	1,538
May	11	463	153	5	127	125	56	940
June	3	278	75	6	89	99	48	598
2nd Quarter	27	1,597	470	19	386	422	155	3,076
July	7	198	85	1	69	116	20	496
August	5	146	81	5	57	82	26	402
September	10	202	147	4	56	100	21	540
3rd Quarter	22	546	313	10	182	298	67	1,438
October	9	325	381	4	51	131	33	934
November	22	907	798	14	98	171	126	2,136
December	81	2,116	1,013	31	233	204	258	3,936
4th Quarter	112	3,348	2,192	49	382	506	417	7,006
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343 <sup>(2)</sup>	6,299 <sup>(2)</sup>	1,852 <sup>(2)</sup>	108 <sup>(2)</sup>	362 <sup>(2)</sup>	328 <sup>(2)</sup>	1,016 <sup>(2)</sup>	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April	70	1,392	238	32	302	216	243	2,493
May	33	621	118	14	220	195	152	1,353
June <sup>(3)</sup>	—	—	—	—	—	—	—	—
2nd Quarter <sup>(3)</sup>	—	—	—	—	—	—	—	—

TABLE 36.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1946 — 1948.<sup>(1)</sup>

Trade and Type of Training	1946	1947				1948	
	June 30	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30
Bricklaying							
Vocational	472	460	255	129	133	151	27
Apprenticeship	169	463	547	612	677	682	653
Total	641	923	802	741	810	833	680
Carpentry							
Vocational	1,156	919	371	226	177	194	21
Apprenticeship	799	1,302	1,421	1,499	1,566	1,550	1,470
Total	1,955	2,221	1,792	1,725	1,743	1,744	1,491
Painting and Decorating							
Vocational	222	157	78	22	16	13	2
Apprenticeship	169	323	315	318	323	261	249
Total	391	480	393	340	339	274	251
Plastering							
Vocational	75	57	29	4	7	10	0
Apprenticeship	75	182	185	213	237	263	256
Total	150	239	214	217	244	273	256
Plumbing and Steam Fitting							
Vocational	593	351	185	87	71	63	7
Apprenticeship	779	1,297	1,396	1,519	1,601	1,580	1,615
Total	1,372	1,648	1,581	1,606	1,672	1,647	1,622
Electrical							
Vocational	988	740	323	239	215	168	48
Apprenticeship	902	1,212	1,275	1,334	1,373	1,428	1,363
Total	1,890	1,952	1,598	1,573	1,588	1,596	1,411
Sheet Metal							
Vocational	299	122	50	14	20	20	7
Apprenticeship	385	558	571	599	636	616	609
Total	684	680	621	613	656	636	616
All Trades							
Vocational	3,805	2,806	1,291	721	639	619	112
Apprenticeship	3,278	5,337	5,710	6,094	6,413	6,280	6,215
Total	7,083	8,143	7,001	6,815	7,052	6,899	6,327

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 37. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — JUNE, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
1st Quarter	11	78	29	3	18	54	9	202	28	230
2nd Quarter	18	181	41	7	28	88	13	376	32	408
3rd Quarter	54	228	63	19	56	179	58	657	125	782
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978
April	18	87	24	16	19	69	14	247	841	1,088
May	20	115	23	7	12	70	8	255	265	520
June	56	158	38	36	41	98	20	447	682	1,129
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737

TABLE 38. — STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — JUNE, 1948.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 <sup>(1)</sup>	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,700
May	5	55	933	10,350
June	3	19	201	1,165

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

# SECTION 7 BUILDING COSTS

TABLE 39. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA,  
1945 — July, 1948.  
(1935-1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials	Composite Index of All Commodities
1945 Annual Average	179.9	102.1	110.5	172.8	104.4	104.8	147.4	107.0	120.9	144.8	134.4
1946 Annual Average	190.0	101.8	110.5	172.8	104.4	121.0	154.5	112.5	126.0	152.5	140.9
1947—											
January	212.4	101.7	114.0	172.8	104.4	123.7	173.8	114.4	156.6	168.6	148.2
February	216.4	104.2	114.0	172.8	104.4	123.7	173.8	114.4	173.4	173.5	153.5
March	216.4	104.2	114.0	172.8	104.4	123.7	173.8	121.2	173.0	173.5	156.8
April	216.4	106.1	114.0	172.8	104.4	123.7	173.8	121.2	170.7	173.4	160.0
May	236.8	106.1	125.2	172.8	104.4	123.7	173.8	121.2	169.1	183.3	163.1
June	242.0	106.1	125.2	172.8	104.4	140.9	173.8	121.2	173.3	187.3	166.1
July	243.8	106.1	125.2	182.4	104.4	140.9	173.8	121.2	173.3	188.3	167.5
August	248.7	108.9	125.2	182.4	104.4	140.9	173.8	121.2	173.0	190.7	169.7
September	250.7	108.9	125.2	182.4	104.4	140.9	187.8	121.2	202.0	194.7	173.9
October	283.9	108.9	125.2	182.4	112.3	149.5	187.8	121.2	202.1	210.8	180.8
November	288.5	109.2	125.2	182.4	112.3	149.5	187.8	134.8	197.2	212.6	184.9
December	291.6	114.0	125.2	182.4	112.3	149.5	187.8	134.8	198.6	215.2	186.2
Annual Average	245.6	107.1	121.5	177.6	106.4	135.8	178.5	122.2	180.2	189.3	167.5
1948—											
January	290.1	114.5	125.2	182.4	112.3	149.5	187.8	134.8	200.1	213.7	190.6
February	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	202.1	213.8	191.1
March	285.7	114.5	125.2	208.0	112.3	149.5	187.8	134.8	201.0	211.8	190.6
April	287.3	117.5	125.2	208.0	116.4(1)	149.5	187.8	134.8	204.8	213.2	192.7
May	296.4	119.9	125.2	208.0	116.4	149.5	200.3	134.8	204.8	219.0	194.7
June	298.1	120.9	125.2	208.0	116.4	149.5	200.3	134.8	204.4	221.5	197.1
July	299.1	120.9	125.2	208.0	116.4	149.5	200.3	134.8	204.4	222.3	197.2

(1) Revised.



TABLE 40. — AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, (1)  
1945 — JUNE, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	All Skilled Construction Workers(2)	Unskilled Construction Workers	All Construction Workers(2)
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
1945	1.19	1.03	.90	1.13	1.10	1.08	1.02	1.06	.64	.96
1946	1.33	1.14	.99	1.25	1.23	1.21	1.14	1.18	.68	1.06
1947(3)										
March	1.37	1.15	1.00	1.33	1.23	1.21	1.14	1.20	.70	1.08
June	1.43	1.23	1.05	1.37	1.32	1.26	1.21	1.27	.73	1.14
September	1.46	1.25	1.07	1.38	1.32	1.29	1.24	1.29	.75	1.16
December	1.46	1.26	1.08	1.38	1.40	1.29	1.24	1.30	.76	1.18
1948(3)										
March	1.46	1.26	1.08	1.38	1.43	1.35	1.24	1.32	.76	1.19
June	1.57	1.37	1.18	1.51	1.48	1.43	1.34	1.41	.82	1.27

(1) Figures given represent weighted averages of rates paid in 15 Canadian cities and their environs (see p. 85).

(2) Weighted averages (see p. 85).

(3) Data for 1947 and 1948 preliminary.

TABLE 41. — INDEXES OF COST OF LIVING AND RENT, CANADA,  
1945 — JULY, 1948.  
(1935-1939 = 100)

Period	Cost of Living	Rent
1945		
Annual Average.....	119.5	112.1
1946		
Annual Average.....	123.6	112.7
1947—January.....	127.0	113.4
February.....	127.8	113.4
March.....	128.9	113.4
April.....	130.6	113.4
May.....	133.1	115.4
June.....	134.9	117.8
July.....	135.9	117.8
August.....	136.6	117.8
September.....	139.4	117.8
October.....	142.2	119.9
November.....	143.6	119.9
December.....	146.0	119.9
Annual Average.....	135.5	116.7
1948—January.....	148.3	119.9
February.....	150.1	119.9
March.....	150.8	119.9
April.....	151.6	119.9
May.....	153.3	120.9
June.....	154.3	120.9
July.....	156.9	120.9

SECTION 8  
BUILDING INDUSTRY

TABLE 42. — BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY  
AND IN ALL INDUSTRIES, CANADA, 1945 — JUNE, 1948.

Period	Construction Industry			All Industries		
	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies <sup>(1)</sup>	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	264	1,650	3,792
1946						
1st Quarter	4	11	25	55	899	1,546
2nd Quarter	6	9	21	53	604	1,072
3rd Quarter	12	65	133	64	1,131	1,649
4th Quarter	13	273	401	97	777	1,717
Total, 1946	35	358	580	269	3,411	5,984
1947						
1st Quarter	12	101	152	109	1,049	1,610
2nd Quarter	18	241	577	137	1,956	3,255
3rd Quarter	13	25	69	122	1,663	2,764
4th Quarter	10	215	305	141	2,326	3,478
Total, 1947	53	581	1,102	509	6,994	11,107
1948						
1st Quarter <sup>(2)</sup>	15	199	429	198	2,265	4,005
2nd Quarter <sup>(2)</sup>	14	30	101	236	— <sup>(3)</sup>	— <sup>(3)</sup>

(1) Refers to total number of assignments and receiving orders during period (see p. 86).

(2) Preliminary.

(3) Data not yet available.

TABLE 43.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,  
CANADA, 1945 — JULY, 1948.  
(1935-1939 = 100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1945		
Annual Average.....	116.0	93.7
1946		
Annual Average.....	149.6	108.6
1947—January.....	142.0	99.2
February.....	145.3	102.4
March.....	140.2	99.2
April.....	136.8	97.7
May.....	136.4	97.6
June.....	135.8	98.6
July.....	136.6	100.6
August.....	135.0	98.8
September.....	132.9	97.2
October.....	133.9	99.0
November.....	138.2	101.0
December.....	136.1	100.3
Annual Average.....	137.4	99.3
1948—January.....	132.6	102.0
February.....	122.5	96.0
March.....	121.4	95.8
April.....	123.0	103.7
May.....	142.4	110.9
June.....	144.1	114.9
July.....	139.5	110.0

PART III

SOURCES AND EXPLANATORY NOTES





## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

### PART I FACTUAL SUMMARY

Data on immigration footnoted on page 9 obtained by courtesy of the Dominion Bureau of Statistics.

#### CHARTS

FIGURE 1.—NUMBER OF NEW PERMANENT HOUSING UNITS STARTED AND NUMBER COMPLETED, METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, FIRST SIX MONTHS, 1947 AND 1948.

Chart based on data shown in *Housing in Canada*, October, 1947, Table 4, and in Table 3 of the current issue.

FIGURE 2.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, 1947 and 1948.

Chart based on data shown in Table 6.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EGHT BUILDING MATERIALS, FIRST SIX MONTHS, 1947 AND 1948.

Chart based on data shown in Table 23.

### PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—JUNE, 1948.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946, 1947 and 1948 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S.

TABLE 2.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA, 1945—JULY, 1948.

Sources of data shown in Table 2 are as follows:

1945 *Housing Statistics, 1946*, D.B.S.

1946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

1947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.

Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

Data for starts during 1947 estimated by Economic Research Division, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

1948 Data for Panuary-July obtained from *Hausing Bulletin No.'s 2, 3, 4, 5 and 6*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics, 1946*, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of July, 1948, does not equal the number shown as under construction at the end of 1947 plus starts during the first 7 months of 1948 less completions during the first 7 months of 1948. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—JUNE, 1948.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of June, 1948, need not equal the sum of all units started less total completions, owing partly to the fact that some single unit starts are reported as double and vice versa, but chiefly because there are some starts which are later cancelled and never become completions.

TABLE 4.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—JUNE, 1948.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Division, C.M.H.C., from returns made to D.B.S. Data for January—June, 1948, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

The number of new dwelling units includes conversions.

Data for June, 1948, based on returns from 199 municipalities.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—JULY, 1948.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are

overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 6.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—JULY, 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, JANUARY-JUNE, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, JANUARY-JUNE, 1947 AND 1948.

Data compiled by the Economic Research Division, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—JUNE, 1948.

Data compiled by the Mortgage Division, C.M.H.C.

TABLE 10.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—JUNE, 1948.

Data compiled by the Emergency Shelter Division, C.M.H.C.

TABLE 11.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—JUNE, 1948.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—June, 1948, compiled by the Accounting Division, C.M.H.C.

Other data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—JULY, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, JUNE AND DECEMBER, 1947, JUNE, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 14.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—JUNE, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of June, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—JUNE, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

TABLE 16.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947—JUNE, 1948.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

Construction expenditure for permanent housing in the second quarter, 1948, includes R.C.A.F. expenditure for temporary housing.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions.

TABLE 17.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—JUNE, 1948.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 18.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—JUNE, 1948.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 19.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—JULY, 1948.

Data to July, 1947, compiled by the Economic Research Branch, Department of Reconstruction and Supply. Data for August, 1947—July, 1948, compiled by the Priorities Branch, Department of Reconstruction and Supply.

TABLE 20.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—JULY, 1948.

Data compiled by Economic Research Division, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. Average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 21.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—JUNE, 1948.

Data compiled by the Economic Research Division, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 22.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—JUNE, 1948.

Data compiled by Economic Research Division, Central Mortgage and Housing Corporation. Source is the same as for Table 21.



TABLE 23.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS,  
CANADA, 1945—JUNE, 1948.

Sources of data for building materials listed in Table 23 are as follows:

**Sawn Lumber:**

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.  
1946 By courtesy the Timber Controller, Department of Reconstruction and Supply.  
1947 *Production, Shipments and Stocks on Hand of Sawmills, January, 1948*, D.B.S.  
1948 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

**Hardware Flooring:**

- 1946—1948 By courtesy the Timber Controller, Department of Reconstruction and Supply.  
The unit measure, square foot, represents a surface measure, plus an allowance for waste, irrespective of thickness.

**Wood Fibre Insulating Board:**

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.  
1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

**Structural Steel:**

- 1946—1948 By courtesy the Steel Controller, Department of Reconstruction and Supply.  
Structurals include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc.  
where any one leg of the section is 3 inches or over.

**Wire Nails and Spikes:**

- 1945—1946 Annual issues *The Wire and Wire Goods Industry in Canada*, D.B.S.  
1947—1948 Monthly issues *Nails, Tacks and Staples*, D.B.S.

**Building Brick: Data relate to face and common clay brick.**

- 1945—1948 Estimates prepared by Economic Research Division, C.M.H.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1948 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

**Drain Tile:**

- 1945—1948 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

**Structural Tile:**

- 1945—1948 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

**Rock Wool Batts:**

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.  
1947—1948 Monthly issues *Rock Wool*, D.B.S.

**Granulated and Loose Rock Wool:**

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.  
1947—1948 Monthly issues *Rock Wool*, D.B.S.

**Cement:**

- 1945—1946 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.  
1947—1948 Monthly issues *Cement*, D.B.S.

**Concrete Blocks:**

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

**Cement Pipe and Tile:**

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

**Warm Air Furnaces:**

- 1945—1946 *Special Statement on Warm Air Furnaces, 1946*, D.B.S., p. 1.  
1947—1948 Monthly estimates prepared by Economic Research Division, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.

**Domestic Heating Boilers:**

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945*, D.B.S.  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Cast-Iron Radiators:

- 1945 *The Boilers, Tanks and Plate Work Industry in Canada, 1945, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Hot Water Storage Tanks:

- 1945—1946 Annual issues *The Sheet Metal Products Industry in Canada, D.B.S.*  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Electric Hot Water Tank Heaters:

- 1945 *The Cooking and Heating Apparatus Industry in Canada, 1945, D.B.S.*  
1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.  
1947—1948 Estimates prepared by Economic Research Division, C.M.H.C., based on factory sales reported to D.B.S. by firms accounting for 67 per cent of total sales made in 1946.

Asphalt Shingles:

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

Asphalt Rolls:

- 1945 *Asphalt Roofing Industry, December, 1947, D.B.S.*  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

Gypsum Wallboard:

- 1945—1946 Annual issues *The Gypsum Industry in Canada, D.B.S.*  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Gypsum Plaster:

- 1945—1946 Annual issues *The Gypsum Industry in Canada, D.B.S.*  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Builders' Hardware:

- 1945 *The Hardware, Tools and Cutlery Industry in Canada, D.B.S.*  
1946—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

Data for cast-iron soil pipe, steel pipe and fittings, flue linings, vitrified sewer pipe, electrical wire and wiring devices, gypsum lath and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

TABLE 24.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—JUNE, 1948.

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

TABLE 25.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—JUNE, 1948.

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

TABLE 26.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—JUNE, 1948.

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

TABLE 27.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—JUNE, 1948.

Data to May, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S., Total tonnage for June, 1948, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.



**TABLE 28.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—JUNE, 1948.**

Data compiled by the Economic Research Division, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces, iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

**TABLE 29.—BANKRUPTCIES IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1945—JUNE, 1948.**

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The number of bankruptcies refers to the number of assignments filed by debtors and the number of receiving orders filed in respect to debtors with the Superintendent of Bankruptcy. The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt sheathings, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood-fibre insulating board.

**TABLE 30.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—JUNE, 1948.**

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in Table 30 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 30, includes engineering as well as building construction, whereas the following tables, numbers 31 and 32 cover the building industry only.

**TABLE 31.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND ALL INDUSTRIES, CANADA, 1945—JULY, 1948.**

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Index of employment converted from a 1926 to 1935-1939 base.

**TABLE 32.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—JULY, 1948.**

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 31.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 33.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, 1945—JULY, 1948.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 34.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—JUNE, 1948.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 30, 33 and 35.

TABLE 35.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—JUNE, 1948.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Division, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 30, 33 and 34.

The chief limitations of the data in Table 35 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 36.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1946-1948.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 37.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—JUNE, 1948.

Compiled by the Economic Research Division, C.M.H.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 38.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—JUNE, 1948.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 39.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND ALL COMMODITIES, CANADA, 1945—JULY, 1948.

Composite indexes of wholesale prices of building materials and all commodities obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1935-1939 base.

- (1) Brick index refers to 'dry-pressed face to No. 1, F.O.B. Works, Montreal'.
- (2) Glass index refers to '188, single diamond, 40 U.I.'
- (3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.
- (4) Steel pipe index refers to 'steel pipe, butweld, 1" diam., basing point wholesale to distributors'.
- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.
- (7) Composite Index of All Commodities is based on 510 commodities.

TABLE 40.—AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—JUNE, 1948.

Data for 1945 based on wage rates published in *Wage Rates and Hours of Labour in Canada, 1945*, Department of Labour. Data for 1946 based on rates provided by courtesy the Research and Statistics Branch, Department of Labour. Quarterly data for 1947 and 1948 based on rates provided by courtesy the Industrial Relations Branch, Department of Labour.

The rates shown for 1946, 1947 and 1948 include holiday pay allowances provided for construction workers in accordance with provincial legislation and union agreements across Canada.

Rates shown in Table 40 represent averages of rates in 15 Canadian cities and their environs, weighted according to the number of housing unit completions in each city during 1946. The cities covered, and their weights expressed in percentage terms are as follows: Calgary, 5 per cent; Edmonton, 4 per cent; Halifax, 3 per cent; Hamilton, 3 per cent; London, 4 per cent; Montreal, 17 per cent; Ottawa, 7 per cent; Quebec, 5 per cent; Regina, 2 per cent; St. John, 1 per cent; Toronto, 19 per cent; Vancouver, 13 per cent; Victoria, 4 per cent; Windsor, 3 per cent; Winnipeg, 10 per cent.

The rates for 'all construction workers' and 'skilled construction workers' represent averages of the trade rates, weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, O. J. Firestone, King's Printer, 1943, p. 29. The percentage weights are as follows: bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

As this method of weighting differs from that used in calculating the Department of Labour's index of hourly wage rates in construction occupations, annual variations in the rate for 'all construction workers' as shown in Table 40 are apt to differ somewhat, but not materially, from variations in the annual index as prepared by the Department of Labour. The quarterly data for 1947 and 1948 are preliminary, and subject to revision with the issuance of the Department of Labour's annual rates for the two years.

When used in conjunction with the composite index of building material wholesale prices to form a combined index of material and labour costs entering into residential construction, the index of wage rates is weighted 37.5, as against 52.5 for materials, in accordance with the weights used in the study, *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946.

TABLE 41.—INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—JULY, 1948.

Data for 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

TABLE 42.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY AND IN ALL INDUSTRIES, CANADA, 1945—JUNE, 1948.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data in Table 42 do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 42 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 42.

The classification of bankruptcies in the construction industry, as shown in Table 42, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 43.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1945—JULY, 1948.

Data for the period 1945-1946 obtained from *Prices and Price Indexes, December, 1946*, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks during 1945-1948.

(2) All industrial index based on 74 stocks during 1945-1947 and 76 for the period January—July, 1948.



# INDEX OF CONTENTS

NOTE — *Page numbers in light type refer to subject matter in the Factual Summary, while those in heavier type refer to Tabular Material.*

	PAGE
Amendments, NHA., 1944.....	10, 11
Apprenticeship training, construction trades.....	19, 67
Approved priorities, building materials.....	14, 43
Armed service married quarters.....	14, 40
Bankruptcies:	
all industries.....	20, 73
building material industries.....	18, 60
construction industry.....	20, 73
Benefit years established, construction trades.....	19, 66
Births.....	25
Building costs:	
labour.....	19, 20, 71
materials.....	19, 20, 70
Building industry:	
common stock prices, building material companies.....	21, 74
Building labour:	
apprenticeship training.....	19, 67
earnings.....	18, 62, 63
employment.....	18, 62, 63
hourly wage rates.....	18, 71
immigration.....	19, 68
strikes.....	19, 69
unfilled vacancies.....	18, 64
unplaced applicants.....	18, 64
vocational training.....	19, 67
Building materials:	
exports.....	17, 57
imports.....	18, 56
prices.....	20, 70
production.....	15-17, 48-52
railway tons loaded.....	17, 58
sales.....	17, 53-55
stocks.....	17, 53-55
Building material industries:	
employment.....	18, 59
weekly earnings.....	18, 59
bankruptcies.....	18, 60
Building permits issued, residential.....	28
Canadian Farm Loan Act, 1927.....	14, 41
Common stock prices.....	21, 74
Completions of housing units.....	9, 10, 26, 27
Construction industry:	
bankruptcies.....	20, 73
employment.....	18, 61
unemployment.....	18, 19, 61
unemployment, trade unions.....	19, 65
Contracts awarded, residential.....	29

	PAGE
Cost of living . . . . .	20, 72
Deaths . . . . .	9, 25
Double depreciation on rental housing projects . . . . .	14, 44
Earnings of labour, building industry . . . . .	18, 62
Earnings of labour, building material industry . . . . .	18, 59
Emergency Shelter . . . . .	13, 34
Employment:	
all industries . . . . .	18, 61
building industry . . . . .	18, 62
building material industries . . . . .	18, 59
construction industry . . . . .	18, 61
Exports of building materials . . . . .	17, 57
Farm housing:	
Canadian Farm Loan Act, 1927 . . . . .	14, 41
Farm Improvement Loans Act, 1944 . . . . .	14, 42
Veterans' Land Act, 1942 . . . . .	13, 38
Farm Improvement Loans Act, 1944 . . . . .	14, 42
Gross loans, N.H.A., 1944 . . . . .	12, 30
Home Extension Loan Guarantees, N.H.A., 1944 . . . . .	33
Hourly wage rates, construction workers . . . . .	19, 20, 71
House building activity . . . . .	9, 10, 26, 27
Housing units:	
carry-over, June, 1948 . . . . .	9, 26, 27
completions . . . . .	9, 10, 26, 27
starts . . . . .	9, 10, 26, 27
Immigration:	
construction workers . . . . .	19, 68
total . . . . .	9
Imports, selected building materials . . . . .	17, 56
Indexes:	
all commodity prices . . . . .	70
building material prices . . . . .	20, 70
common stock prices . . . . .	21, 74
cost of living . . . . .	20, 72
employment, all industries . . . . .	62
employment, building industry . . . . .	62
rent . . . . .	20, 72
Labour market . . . . .	18, 19
Loadings, building materials on railway cars . . . . .	17, 58
Marriages . . . . .	9, 25
Mortgage loans . . . . .	15, 45-47
National Housing Act, 1944:	
amendments . . . . .	10-12
gross loans . . . . .	12, 30
home extension loan guarantees . . . . .	33
integrated housing . . . . .	12, 31
loans for home-ownership . . . . .	31
loans for rental purposes . . . . .	12, 31
Population trends . . . . .	9, 25
Priority assistance, building materials . . . . .	14, 43



	PAGE
Production, building materials . . . . .	15-17, <b>48-52</b>
Publicly-assisted house-building . . . . .	10-14, <b>30-44</b>
Real estate lending . . . . .	15, <b>45</b>
Rental housing:	
Armed service married quarters . . . . .	13, <b>40</b>
C.M.H.C. . . . .	13, <b>35, 36</b>
double depreciation projects . . . . .	14, <b>44</b>
National Housing Act, 1944 . . . . .	12, <b>31</b>
Veterans' housing projects . . . . .	13, <b>35, 36</b>
Rent index . . . . .	20, <b>72</b>
Rental insurance . . . . .	10, 11
Sales, building materials . . . . .	17, <b>53-55</b>
Starts of housing units . . . . .	9, 10, <b>26, 27</b>
Stocks, building materials . . . . .	17, <b>53-55</b>
Strikes in the building industry . . . . .	19, <b>69</b>
Trade unions, unemployment . . . . .	19, <b>65</b>
Unemployment, construction industry . . . . .	18, 19, <b>61</b>
Unfilled vacancies, construction industry . . . . .	18, <b>64</b>
Unplaced applicants, construction industry . . . . .	18, <b>64</b>
Veterans' Land Act, 1942 . . . . .	13, <b>38</b>
Veterans' housing projects . . . . .	13, <b>35, 36</b>
Vocational training, construction trades . . . . .	19, <b>67</b>
Weekly payrolls:	
building industry . . . . .	18, <b>62, 63</b>
building material industries . . . . .	18, <b>59</b>
Wholesale price index:	
all commodities . . . . .	<b>70</b>
building materials . . . . .	19, 20, <b>70</b>







UNIVERSITY

DEPT. OF POLITICAL ECONOMY

CENTRAL MORTGAGE AND HOUSING CORPORATION  
ECONOMIC RESEARCH DEPARTMENT

BAROMETRICS FILE "H"

# HOUSING IN CANADA

## A FACTUAL SUMMARY

OCTOBER, 1948

OTTAWA, CANADA





## CONTENTS

	PAGE
Foreword . . . . .	3
List of Tables and Charts . . . . .	5
Part I.—Factual Summary . . . . .	7
Part II.—Tabular Material . . . . .	19
1. Population Trends . . . . .	21
2. House-Building Activity . . . . .	23
3. Publicly-Assisted House-Building . . . . .	27
4. Real Estate Lending . . . . .	42
5. Building Materials . . . . .	45
6. Building Labour . . . . .	58
7. Building Costs . . . . .	68
8. Building Industry . . . . .	72
Part III.—Sources and Explanatory Notes . . . . .	75
Index . . . . .	89



## FOREWORD

*Housing in Canada* is published quarterly, designed to provide factual information which will afford as complete and current a picture of the housing situation as possible.

The first issue, published in October, 1946, provided information on an annual basis for the period 1919-1945. The issues for January, 1947 and 1948, dealt with more recent developments, providing both annual and monthly data. The remaining issues, including the present one, concentrate mainly on quarterly developments. This review is arranged in three parts. The first part comprises a brief factual summary highlighting the results of the statistical material. The second part consists of the tabular material itself, and is arranged in eight sections: (1) population trends; (2) house-building activity; (3) publicly-assisted house-building; (4) real estate lending; (5) building materials; (6) building labour; (7) building costs; (8) building industry. The third and final part of this report provides sources of the factual material and explanatory notes where interpretation of the series seems appropriate.

Part of the material incorporated in this report is obtained from original sources with another part submitted by various Government departments, including the Department of Finance, Department of Labour, Department of Veterans' Affairs, Department of Reconstruction and Supply, Department of Mines and Resources, Department of National Defence, Department of Trade and Commerce, the Superintendent of Insurance, the Superintendent of Bankruptcy, the Foreign Exchange Control Board, and the Dominion Bureau of Statistics.

*Housing in Canada* treats major trends in the housing field only and provides all available information of substance. As new and improved statistical series become available, they will be incorporated in future issues.

*Economic Research Department  
Central Mortgage and Housing Corporation*

Ottawa, October, 1948.



# LIST OF TABLES

TABLE	PAGE
1. Number of Births, Deaths and Marriages, Canada, 1945—September, 1948.....	21
2. Number of Immigrants to Canada, By Sex, Marital Status and Age Group 1945 — September, 1948.....	22
3. Number of New Housing Units Started, Completed, and Under Construction, Canada, 1945 — October, 1948.....	23
4. Number of New Housing Units Started, Completed, and Under Construction in Metropolitan Areas and Municipalities of 5,000 Population and Over, Canada, 1946 — September, 1948.....	24
5. New Residential Construction, Building Permits Issued in 204 Municipalities, Canada, 1945 — September, 1948.....	25
6. New Residential Construction, Construction Contracts Awarded, Canada, 1945 — October, 1948.....	26
7. Lending Operations Under the National Housing Act, 1944, Number and Amount of Gross Loans Approved and Number of Housing Units Financed, Canada, February, 1945 — October, 1948.....	27
8. Lending Operations Under The National Housing Act, 1944, Gross Loans Approved by Type of Loan, Canada, January — September, 1947 and 1948.....	28
9. Lending Operations Under The National Housing Act, 1944, Analysis of Gross Loans Approved Showing Average Estimated Cost, Lending Value, Amount of Loan, Floor Area, and Construction Cost per Square Foot, By Type of Housing Unit, Canada, January — September, 1947 and 1948.....	29
10. Lending Operations Under the National Housing Act, 1944, Home Extension Loan Guarantees Approved, Canada, April, 1946 — September, 1948.....	30
11. Operations Under The Emergency Shelter Regulations, Completed Construction, Construction in Progress and Financial Assistance Grants, Canada, December 19, 1944 — September, 1948.....	31
12. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Completed Construction and Actual Expenditure, Canada, April, 1941 — September, 1948.....	32
13. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Construction Under Contract, By Units, Canada, 1945 — October, 1948.....	33
14. Veterans' Housing Projects By Central Mortgage and Housing Corporation, Housing Units Under Contract, By Twenty-Three Stages of Construction, Canada, September and December, 1947, and September, 1948.....	34
15. Operations Under The Veterans' Land Act, 1942, Number and Amount of Appropriations and Applications for Assistance Approved By Type of Project, Canada September 23, 1943 — September, 1948.....	35
16. Operations Under The Veterans' Land Act, 1942, Completed Construction, Construction in Progress and Expenditure By Type of Project, Canada, September, 23, 1943 — September, 1948.....	36
17. Armed Service Married Quarters, Permanent and Temporary Housing, Number Started, Completed, and Under Construction, Canada, 1947 — September, 1948...	37
18. Lending Operations Under the Canadian Farm Loan Act, 1927, Canada, May, 1929 September, 1948.....	38
19. Lending Operations Under the Farm Improvement Loans Act, 1944, Canada, March, 1945 — September, 1948.....	39
20. Number of Housing Units For Which Priority Assistance For Building Materials Has Been Approved, By Type of Project, Canada, August 23, 1945 — September, 1948.	40
21. Approved Applications For Double Depreciation on Rental Housing Projects, Canada, June, 1947 — October, 1948.....	41
22. Gross Mortgage Loans on Real Estate Approved By Lending Institutions, By Type of Loan, Canada, 1947 — September, 1948.....	42
23. Gross Mortgage Loans Approved on New Non-Farm Housing Construction, By Type of Lending Institution, and By Type of Housing Unit, Canada, 1947 — September, 1948.....	43-44
24. Volume of Production of Selected Building Materials, Canada, 1945 — September, 1948.....	45-49
25. Sales and Stocks of Selected Building Materials, Canada, 1947 — September, 1948..	50-52
26. Volume of Imports of Selected Building Materials, Canada, 1945 — September, 1948	53
27. Volume of Exports of Selected Building Materials, Canada, 1945 — September, 1948	54
28. Movement by Rail of Building Materials, Canada, 1945 — September, 1948.....	55

## TABLE

PAGE

29. Employment and Weekly Payrolls in Building Material Industries, Canada, 1946 — September, 1948.....	56
30. Capital Expenditures in Building Material Industries, Canada, 1945 — 1948.....	57
31. Employment and Unemployment in The Construction Industry, Non-Agricultural Industries, and All Industries, Canada, Quarterly, November, 1945 — September, 1948.....	58
32. Employment and Weekly Payrolls in The Building Industry and Indexes of Employment in The Building and Non Agricultural Industries, Canada, 1945 — October, 1948.....	59
33. Number of Hourly Wage-Earners, Average and Total Number of Hours Worked Per Week, Average Hourly and Weekly Earnings, Building Industry, Canada, 1945 — October, 1948.....	60
34. Unfilled Vacancies and Unplaced Applicants in Construction Trades, Canada, March, 1945 — October, 1948.....	61
35. Unemployment in The Construction Industry, Percentage of Trade Union Membership Unemployed, By Trade, Canada, 1945 — September, 1948.....	62
36. Number of Male Workers in Construction Trades Applying for Unemployment Insurance Benefits and Establishing Benefit Years, Canada, 1945 — September, 1948.....	63
37. Vocational and Apprenticeship Training in Construction Trades, By Number in Training, Canada, 1946 — 1948.....	64
38. Immigration of Construction Workers, By Trade, Canada, 1945 — September, 1948.....	65
39. Emigration of Skilled Construction Workers By, Trade, Canada, January — October, 1948.....	66
40. Strikes in The Building Industry, Canada, 1945 — September, 1948.....	67
41. Indexes of Wholesale Prices, Selected Building Materials, and Composite Index of Building Materials, Canada, 1945 — October, 1948.....	68
42. Indexes of Average Hourly Wage Rates in Construction Trades, Canada, 1945 — September, 1948.....	69
43. Composite Index of Wholesale Prices of Building Materials and Wage Rates in Construction Trades, Wholesale Price Index of All Commodities, and Indexes of Cost of Living and Rent, Canada, 1945 — October, 1948.....	70
44. Percentage Distribution of New Completed Housing Units By Number of Months Under Construction, and Average Number of Months Under Construction, By Month of Completion, Canada, 1946 — October, 1948.....	71
45. Bankruptcies in The Construction Industry, Building Material Industries, and in All Industries, Canada, 1945 — September, 1948.....	72
46. Indexes of Stock Prices of Common Shares of Sixteen Building Material Companies and Seventy-six Industrial Companies, Canada, 1945 — October, 1948.....	73

## LISTS OF CHARTS

## FIGURE

PAGE

1. Starts and Completions of New Permanent Housing Units, Canada, January — September, 1948.....	9
2. Number of New Housing Units Approved, National Housing Act, 1944, 1947 and 1948.....	10
3. Volume of Production of Twenty-eight Building Materials, First Nine Months, 1947 and 1948.....	13



PART I  
FACTUAL SUMMARY



## SECTION 1.—POPULATION TRENDS

(See Tables 1-2)

Net family formation in Canada during the first three quarters of 1948 continued at approximately the 1947 rate. The effects of a decline in the marriage rate and a small increase in the number of deaths were more than offset by heavier immigration in the current year.

Marriages during the first nine months of 1948 numbered 91,891, a decline of 5,000 from the corresponding period in 1947. Deaths in the 1948 period numbered 89,465, representing an increase of 1,000 over the corresponding period of last year. The immigration of married females however, which provides a good indication of the effects of immigration on family formation, numbered 27,500 during the first nine months of 1948, an increase of 9,000 over the corresponding 1947 period.

## SECTION 2.—HOUSE-BUILDING ACTIVITY

(See Tables 3-6)

House-building activity in Canada continued to reach new high levels, surpassing in the area for which continuous data are available the accomplishments of 1947 which in turn had been greater than any previous housing achievements.

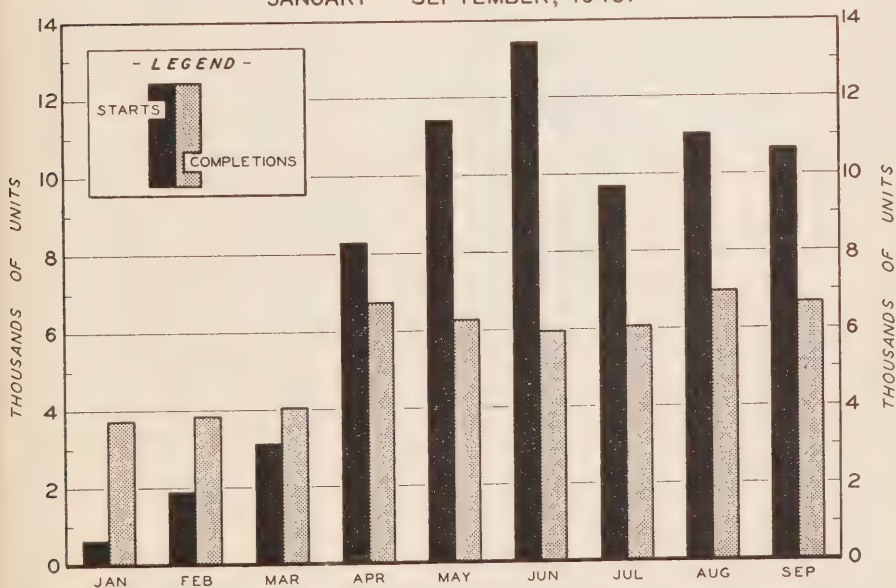
Completions of new permanent housing units during the first three quarters of 1948 numbered 50,238. Starts numbered 71,116 (see Figure 1). The number of units under construction reached the record level of 63,656 at the end of September, 1948.

FIGURE 1

### STARTS AND COMPLETIONS OF NEW PERMANENT HOUSING UNITS

- CANADA -

JANUARY - SEPTEMBER, 1948.



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION.

Comparable data for 1947 are not available for the whole of Canada, but information for metropolitan areas and municipalities with a population of 5,000 or over provides a basis of comparison between the two years. Starts in these areas numbered 43,931 in the first nine months of 1948, representing a gain of 27 per cent over the 34,478 starts in the corresponding nine months of 1947. Completions were 8 per cent higher, with 32,115 recorded in the 1948 period as against 29,748 in the corresponding three quarters of 1947.

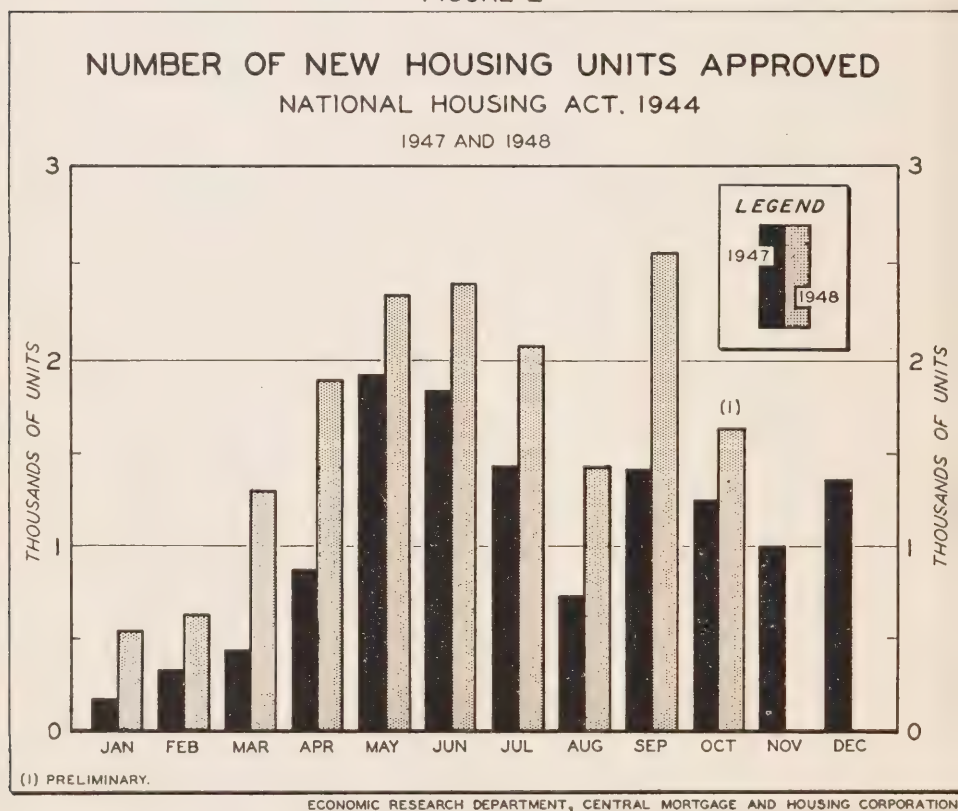
### SECTION 3.—PUBLICLY-ASSISTED HOUSE-BUILDING

(See Tables 7-21)

#### *National Housing Act*

The increase in lending activity under the National Housing Act during the first ten months of 1948 was more marked than the rise in general house-building activity (see Figure 2). Loans were approved for 17,296 new units during the first ten months of the year, 67 per cent more than in the corresponding period of 1947. The amount of loans rose 81 per cent from \$50.1 million to \$90.6 million during the period.

FIGURE 2



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION

Of the units approved during the first three quarters of 1948, one-storey and one and a half-storey single family units made up 38 per cent and 25 per cent respectively. Construction costs per square foot on two storey units which

were most comparable in terms of size between 1947 and 1948 were estimated by builders at \$6.05 in the 1947 period as against \$6.76 in the current year.

*Home Extension Loan Guarantees.* Loan guarantees under Part IV of the National Housing Act were made in respect of only three loans during the first three quarters of 1948 accounting for four new housing units. The loans had a total value of \$7,000.

#### *Emergency Shelter Regulations*

Lack of buildings suitable for conversion brought about a heavy decline in the volume of construction under the Emergency Shelter Regulations. Completions of rental units in the first nine months of 1948 numbered 781, less than one-third of the completions during the corresponding period of 1947. Units under construction were down to 75 at the end of September 1948, as against 1,030 at the same time a year earlier. Federal financial assistance grants amounting to \$9 million were made in the first three quarters of 1948 as against \$1.7 million in the corresponding period of 1947.

#### *Veterans' Housing Projects by Central Mortgage and Housing Corporation*

The rental programme of the Central Mortgage and Housing Corporation during the first nine months of 1948 showed a substantial increase over the corresponding period of 1947. The number of units brought under contract increased 24 per cent from 6,271 to 7,802 during the period. Completions were up 27 per cent numbering 5,846 from January to September, 1948, as against 4,599 in the same period of 1947. 8,569 rental units were under contract at the end of October, 1947. Expenditures in the 1948 period at \$31.7 million were roughly double the amount spent in the first three quarters of 1947.

#### *The Veterans' Land Act, 1942*

In the first three quarters of 1948, 1,489 housing units were completed under the various provisions of the Veterans' Land Act, and 1,371 were started. For house construction, repair, and other services, expenditures during the period amounted to \$8.7 million, and new appropriations and allocations approved amounted to \$9.8 million. The high level of approvals points to the continued pressure of the veterans for housing benefits under this Act.

Units under construction numbered 2,132 at the end of September, 1948. Of these, 1,540, or 72 per cent were on small holdings of the individual project type. This type of project accounts for the greater part of housing activity under the Veterans' Land Act, with 1,235 completions and 1,089 starts during the January-September period, 1948.

#### *Armed Service Married Quarters<sup>(1)</sup>*

Under the housing program of the Department of National Defence, 1,550 permanent units were begun in the first three quarters of 1948, and 120 were completed. Starts of temporary units numbered 173 and completions 507. During the period the National Defence housing program showed a declining emphasis on temporary housing while the construction of permanent units assumed significant proportions. Total construction expenditures during the period amounted to \$7.1 million, of which \$6.5 million was for permanent housing. In the year 1947 construction expenditures totalled \$1 million, evenly divided between permanent and temporary housing.

#### *Canadian Farm Loan Act, 1927*

Loans for new farm houses under the Canadian Farm Loan Act numbered 47 during the first nine months of 1948, with a total loan value of \$56,000, repre-

(1) Including housing for employees of the Defence Research Board.



senting a slight increase over the corresponding period of 1947 when 43 such loans were approved with a value of \$45,000. Loans for the alteration and improvement of farm houses numbered 101 in the 1948 period and 31 in the 1947 period, valued respectively at \$45,000 and \$12,000.

#### *Farm Improvement Loans Act, 1944*

Guarantees under the Farm Improvement Loans Act were made in respect of 240 new farm houses during the first three quarters of 1948. The loans had a total value of \$.3 million. In the corresponding period of 1947, 338 loans valued at \$.4 million were guaranteed for new farm houses.

#### *Priority Assistance for Building Materials*

The number of housing units for which priority ratings were approved during the first three quarters of 1948, at 20,074 was 19 per cent lower than in the corresponding 1947 period. The decline points to some general improvement in the building materials supply situation, despite the unprecedented level of building activity this year and continued shortages in particular lines.

#### *Double Depreciation for Rental Housing Projects*

Approvals of rental housing projects under the double depreciation taxation incentive numbered 31 during the first three quarters of 1948, and involved 285 housing units. Prospective monthly rentals varied from an average of \$38.50 for those units approved in May to \$70.00 for those approved in July. In 1947, from the time of the first approval in June until the end of the year, 28 projects were approved, representing 370 rental units. Prospective monthly rentals for the units approved in 1947 averaged \$58.06.

### SECTION 4.—REAL ESTATE LENDING

(See Tables 22-23)

The continued increase in house-building activity during the first three quarters of 1948 is reflected in a more than proportionate rise in the volume of mortgage lending on non-farm housing. A new peak was reached in the volume of institutional mortgage lending in Canada when 122 lending institutions, covering about 95 per cent of the field, approved mortgage loans for 26,396 new non-farm housing units during the first nine months of 1948. This represents an increase of 41 per cent over the corresponding period of 1947. The value of these loans rose 58 per cent, from \$76.8 million to \$121 million during the period.

Rental units, as represented roughly by multiple housing units, numbered 7,472 during the first 9 months of 1948, accounting for 28 per cent of the total number of new units approved.

### SECTION 5.—BUILDING MATERIALS

(See Tables 24-30)

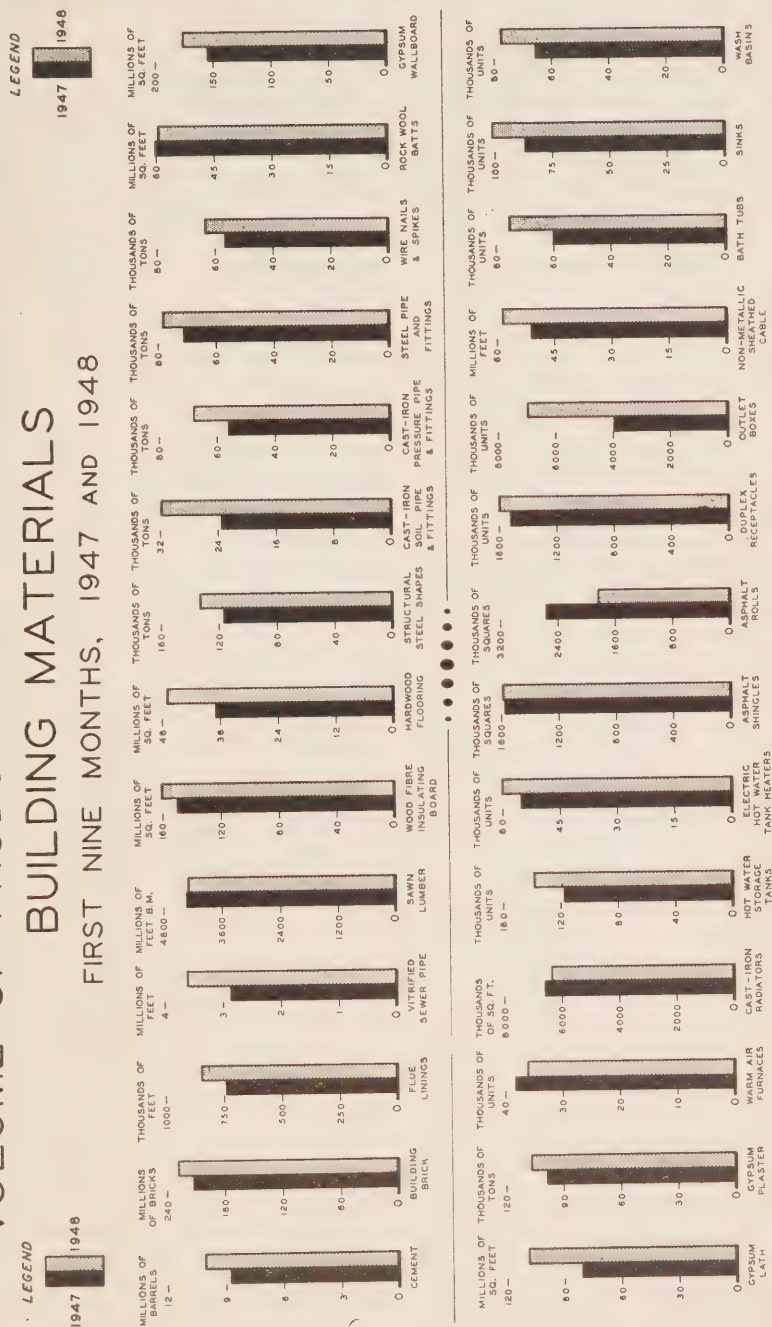
The pace of building, particularly house-building, during the first nine months of 1948 continues to press on the material producing industries. Despite a general increase in the output of building materials in 1948, stocks remained low and shortages of individual items developed from time to time throughout the period. Of the materials covered in this review those in shortest supply at the end of October included cement, sanitary ware, steel pipe, gypsum products, range boilers, warm air furnaces and other heating equipment, cast-iron soil



FIGURE 3

# VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS

FIRST NINE MONTHS, 1947 AND 1948



ECONOMIC RESEARCH DEPARTMENT, CENTRAL MORTGAGE AND HOUSING CORPORATION

pipe, and plaster base wallboard other than gypsum. The marked increase in the number of housing unit starts during 1948 contributed to the shortage of cement. A small decline in output and increased demand are responsible for the existing shortage of warm air furnaces and other heating equipment.

### *Production*

The production of 30 out of 35 materials covered in this review showed substantial increases during the first nine months of 1948 as against the corresponding period of 1947 (see Figure 3). The increases of 10 of these items were in excess of 20 per cent. Outlet boxes and concrete blocks led the group with gains of 75 and 62 per cent respectively. The production of cast-iron soil pipe and fittings, gypsum lath and cement pipe and tile showed increases ranging from 34 to 39 per cent. Nineteen materials recorded production gains ranging from 5 per cent to 20 per cent.

The output of sawn lumber, at 4.3 billion board feet, and of asphalt shingles at 1.6 million squares for the first three quarters of 1948 were at the same level as in 1947.

Decreased output was registered for smooth and mineral surfaced asphalt rolls 29 per cent, rock wool batts 5 per cent, warm air furnaces 5 per cent, and cast-iron radiators 4 per cent. Present supplies of asphalt rolls and rock wool batts are adequate despite the decline in production. The demand for warm air furnaces and heating equipment is high, however, and the production decline, attributable indirectly to the steel situation, is contributing to the current shortage.

### *Sales and Stocks*

Sales of 16 out of 18 materials covered were higher during the first nine months of 1948 than in the corresponding period of 1947. Only in the cases of rock wool batts and steel pipe and fittings, were sales during the first three quarters of 1948 lower than in the same period of 1947. Despite the sustained pressure of the building industry during 1948 the output increases have resulted in a definite improvement of the supply situation. Producers' stocks of 11 out of 18 materials covered in this review were higher at the end of September, 1948, than a year earlier. However, in only 5 cases did stocks at the end of September exceed one quarter of September sales. And 2 of these materials, cast-iron soil pipe and steel pipe, were among the items in shortest supply at the end of October.

The stepped up volume of factory shipments has brought about an increase in the movement by rail of building materials. Rail loadings of lumber, gravel, sand, stone, brick, lime, plaster, cement, sewer pipe, and drain tile, rose 7 per cent from 10.8 million tons in the first nine months of 1947 to 11.5 million tons in the corresponding period of 1948.

### *Imports and Exports*

Imports of cement, one of the materials in short supply in October, declined during the first three quarters of 1948 as against the corresponding period of 1947. Glass imports rose substantially, from 51 million to 76 million square feet during the period.

Exports of lumber, at 1.9 billion board feet for the first nine months of 1948 were at the 1947 rate. Brick exports increased 30 per cent from 2.7 million to 3.5 million bricks during the period. Wallboard exports, at 30 million square feet for the first 3 quarters of 1948 were 22 per cent down from the corresponding

period of 1947. A substantial increase in nail exports over the period resulted from special arrangements for the manufacture of United States nailrod into nails on condition of re-export. No nails manufactured from Canadian material are exported.

### *Employment*

An increase in employment in building material industries contributed to the expansion of output during 1948. Employment in these industries, as indicated by returns from firms with 15 or more employees, increased 4 per cent from 106,048 in September, 1947, to 110,280 one year later. Weekly earnings of these employees also rose, from an average of \$36.72 in September, 1947, to \$40.28 in September, 1948.

### *Capital Expenditures*

The post-war market for building materials induced producers to invest increasing amounts in new buildings, machinery, and equipment each year since 1945. In turn the increasing capital of the building material producing industries has played an important part in the general expansion of output since 1945.

Capital expenditures in building material industries totalled \$10.8 million in 1945, \$16 million in 1946, \$27.8 million in 1947 and an estimated \$31.7 million in 1948. Altogether capital expenditures amounted to \$86.3 million during the 4 year period, \$32.7 million for new construction and \$53.6 million for machinery and equipment.

## SECTION 6.—BUILDING LABOUR

(See Tables 31-40)

### *Employment and Earnings*

Employment in the construction industry reached an unprecedented peak in the fall of 1948. There were 323,000 men working in the construction industry in September, 1948, or 14 per cent more than in the corresponding period of 1947. Average employment over the first three quarters of 1948 was 16 per cent higher than in the corresponding three quarters of 1947.

The increase in construction employment over the past year was more substantial than the corresponding gain between 1946 and 1947 but somewhat less than the increase the year previous.

Earnings as well as employment moved up. Weekly earnings of hourly wage earners in the building industry averaged \$42.13 in September, 1948, or 13 per cent higher than in September, 1947. Of this gain 11 per cent was due to increases in wage rates and the remainder to a small increase in the average number of hours worked per week. The working week in September, 1948 was about one hour longer than in September, 1947.

### *The Labour Market*

Unemployment in the construction industry, chiefly of a frictional nature, increased along with employment. Unplaced applicants in construction trades numbered 7,085 at the end of October, 1948, as against 5,585 a year earlier. Trade union membership in the construction industry was 1.5 per cent unemployed in September, 1948, as against less than 1 per cent in September, 1947. And the number of unemployed male workers in the construction industry establishing benefit years with the Unemployment Insurance Commission increased 87 per cent from 16,619 in the first nine months of 1947 to 31,147 in the corresponding period of 1948.

### *Supply of Construction Workers*

Veterans training for the building trades in vocational training schools under the Dominion Provincial training scheme numbered only 40 at the end of September, 1948. A year earlier there were 721 vocational trainees. No new entrants are being taken because the number of veterans interested in the training is not large enough now to warrant keeping the schools open. Apprenticeship trainees in the building trades numbered 6,136 at the end of September, 1948, a slight increase over the 6,094 in training at the end of September, 1947. However, the veterans' vocational training schools have provided the majority of the apprenticeship trainees over the past two years, and as the flow of these new entrants is virtually at an end the total training program is on the decline. The total number of trainees, vocational and apprenticeship, decreased from 6,815 at September 30, 1947, to 6,176 at September 30, 1948.

Immigration assumed increasing importance as a source of new building tradesmen during the first three quarters of 1948. A total of 5,446 construction workers entered Canada during the January to September period of 1948. Of these, 2,508 were skilled. During the corresponding period of 1947, a total of only 1,420 construction workers entered the country.

Emigration of skilled construction workers during the first three quarters of 1948 has been small. It is estimated that 676 men left Canada, mainly for the United States. This outflow represents about 27 per cent of the number of skilled immigrants and a much smaller proportion of total construction workers coming to Canada.

### *Strikes in the Building Industry*

Time lost through strikes in the building industry in 1948 totalled 30,396 man-working days during the first 10 months, a decline of 8 per cent from the corresponding period of 1947. Over two-thirds of the time loss took place in April and May the period during which the principal wage increases of the year occurred.

## SECTION 7.—BUILDING COSTS

(See Tables 41-44)

The most encouraging sign in the construction cost field in 1948 is the levelling off of the marked price increases of 1946 and 1947. The combined index of building material wholesale prices and wage rates in construction trades increased 7 per cent from January to September of 1948. The increase is made up of a 6 per cent rise in the composite index of building material wholesale price and a 9 per cent gain in the index of average hourly wage rates (including holiday pay allowances) paid to building workers.

The rate of increase in the combined index was much slower than during 1947 when a gain of 17 per cent occurred in the first nine months of the year. The difference in the rate of increase between 1947 and 1948 is attributable to the more moderate rise of material prices in 1948 as compared with the very rapid increase during the previous year.

Three principal limitations impair the accuracy of the combined index of wage rates and material prices as a measure of on-site costs of house construction: (1) the material price index covers construction materials in general including materials used for highway and engineering construction, and commercial and industrial building as well as house-building; (2) the combined index does not allow for variations in output per man-hour in house-building; (3) nor does it allow for variations in the level of contractors overhead and profits.



The trend of output per man-hour in house-building is indicated indirectly by data on the average number of months required to complete a dwelling unit. The average unit construction period declined from 11 months in 1946 to less than 7 months during the first 10 months of 1948. This trend resulted from a number of factors, among which some increase in output per man-hour played a part. Increasing man-hour productivity offsets in some measure the effect of rising wage rates and material costs on costs of construction at the site.<sup>(1)</sup>

### *Building Material Prices*

The composite index of building material wholesale prices (1939=100) rose 6 per cent from 210.9 in December, 1947, to 223.2 in September, 1948. During the corresponding period of 1947 the prices of building materials rose 21 per cent.

Material prices in September of 1948 were 17 per cent higher than one year earlier.

### *Wage Rates in the Construction Trades*

Average hourly rates paid to construction tradesmen increased 9 per cent during the first three quarters of 1948. The composite index of hourly wage rates of construction tradesmen (including holiday pay allowances) based on information covering eight trades in 15 Canadian centres and their environs, rose from 162.8 in December, 1947, to 177.7 in September, 1948. The corresponding increase during 1947 amounted to 11 per cent.

### *Rent and the Cost of Living*

The index of rentals, which stood at 115.5 in December of 1947 rose less than 1 per cent to 116.6 in October, 1948. The cost of living as a whole rose 9 per cent from 143.8 to 157.2 during the period.

Wartime Prices and Trade Board Order No. 791, coming into force on October 22, 1948, authorized landlords to raise rentals by a maximum of 5 per cent on accommodation for which heat is provided by the landlord. In addition the Order authorized a 10 per cent increase in rentals, restricted, however, to accommodation on which rents had not been raised in accordance with the authorization of March, 1947. Wartime Prices and Trade Board Order No. 792, coming into force on November 1, 1948, removed the rental ceilings on vacant accommodation and on accommodation becoming vacant or being occupied by new tenants on or after November 1, 1948. This same Order provides also that the landlord of any accommodation owned by him prior to November 1, 1947, may give the tenant notice to vacate if he needs the accommodation as a residence for himself and undertakes not to rent or sell the accommodation prior to April 1, 1950. As a result of these relaxations of rental control regulations a more rapid movement in the rental index must be anticipated. For the past seven years, this index proved one of the most stable components of the cost of living index.

## SECTION 8.—BUILDING INDUSTRY

(See Tables 45-46)

### *Bankruptcies*

The incidence of commercial failure was on the increase during the first nine months of 1948. This trend was evidenced by a rise in the number of bankruptcies and also in the average amount of liabilities of the defaulting firms. The increases were less marked however in the construction industry and in the building material industries than in all industries taken together.

(1) See *Annual Report, 1947*, Central Mortgage and Housing Corporation, p. 18.

Bankruptcies in the construction industry increased 7 per cent from 43 during the first three quarters of 1947 to 46 during the corresponding period of 1948. These failures represented liabilities of \$1 million in the 1948 period, an increase of 22 per cent over the first nine months of 1947. In the building material industries bankruptcies during the first nine months of 1948 numbered 22 with liabilities of \$1.2 million, representing increases of 10 per cent and 50 per cent respectively over the corresponding period of 1947. Bankruptcies in all industries rose 58 per cent in terms of number and 71 per cent in terms of liabilities.

#### *Common Stock Prices*

The first ten months of 1948 saw an increase of only 2 per cent in common stock prices of 16 building material companies, as compared with a rise of 17 per cent in stock prices of industrial companies in general. Since 1939 the index of building material common stock prices has risen 42 per cent and the index of general industrial common stocks 28 per cent.



PART II

TABULAR MATERIAL\*

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\*Sources of tables shown in Part II together with explanatory notes will be found in Part III.



SECTION 1  
POPULATION TRENDS

TABLE 1.— NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA,(1)  
1945 — SEPTEMBER, 1948.

Period	Births	Deaths	Marriages
1945	288,730	113,414	108,031
1946			
1st Quarter	73,079	31,483	19,609
2nd Quarter	86,354	28,835	39,000
3rd Quarter	88,288	25,941	42,575
4th Quarter	83,011	28,672	32,904
Total, 1946	330,732	114,931	134,088
1947(2)			
January	29,630	10,713	5,745
February	27,630	9,503	6,489
March	31,852	10,635	5,045
1st Quarter	89,112	30,851	17,279
April	31,174	10,355	8,627
May	32,826	10,035	10,910
June	32,556	9,767	18,327
2nd Quarter	96,556	30,157	37,864
July	31,880	9,195	13,999
August	30,424	9,130	13,959
September	29,467	8,794	13,514
3rd Quarter	91,771	27,119	41,472
October	28,303	9,748	12,724
November	26,736	9,461	10,239
December	26,825	10,332	7,733
4th Quarter	81,864	29,541	30,696
Total, 1947	359,303	117,668	127,311
1948(3)			
January	26,125	10,912	5,668
February	25,710	10,295	5,617
March	27,233	10,154	4,982
1st Quarter	79,068	31,361	16,267
April	30,683	10,782	7,731
May	29,379	10,081	9,570
June	29,857	9,685	16,110
2nd Quarter	89,919	30,548	33,411
July	29,317	9,091	15,179
August	31,002	9,635	12,443
September	29,881	8,830	14,591
3rd Quarter	90,200	27,556	42,213

(1) Excluding Yukon and North West Territories.

(2) Revised.

(3) Provisional.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP,  
1945 — SEPTEMBER, 1948.

Period	Males			Females			18 Years and Over			Under 18 Years			Total
	Married	Single	Sub-total	Married	Single	Sub-total	Male	Female	Sub-total	Male	Female	Sub-total	
1945	2,695	5,006	7,701	9,470	5,551	15,021	4,259	11,620	15,879	3,442	3,401	6,843	22,722
1946	6,694	13,799	20,493	36,457	14,779	51,236	9,934	40,818	50,752	10,559	10,408	20,967	71,719
1947													
1st Quarter	1,722	1,631	3,353	2,131	2,525	4,656	2,587	3,912	6,499	766	744	1,510	8,009
2nd Quarter	2,924	3,245	6,169	3,135	4,100	7,235	4,727	5,824	10,551	1,442	1,411	2,853	13,404
3rd Quarter	4,047	6,711	10,758	3,313	4,553	7,866	9,044	6,247	15,291	1,714	1,619	3,333	18,624
4th Quarter	5,106	8,049	13,155	4,583	6,352	10,935	10,923	8,804	19,727	2,232	2,131	4,363	24,090
Total, 1947	13,799	19,636	33,435	13,162	17,530	30,692	27,281	24,787	52,068	6,154	5,905	12,059	64,127
1948													
January	1,417	2,322	3,739	1,465	2,044	3,509	2,986	2,794	5,780	753	715	1,468	7,248
February	1,154	1,651	2,805	1,117	1,287	2,404	2,234	1,904	4,138	571	500	1,071	5,209
March	2,247	3,251	5,498	2,214	2,907	5,121	4,184	3,963	8,147	1,314	1,158	2,472	10,619
1st Quarter	4,818	7,224	12,042	4,796	6,238	11,034	9,404	8,661	18,065	2,638	2,373	5,011	23,076
April	2,119	3,449	5,568	1,672	2,166	3,848	4,630	3,008	7,638	938	840	1,778	9,416
May	1,915	3,392	5,307	1,838	2,315	4,153	4,141	3,076	7,217	1,166	1,077	2,243	9,460
June	3,431	5,597	9,028	2,659	3,636	6,295	7,382	4,747	12,129	1,646	1,548	3,194	15,323
2nd Quarter	7,465	12,438	19,903	6,169	8,117	14,296	16,153	10,831	26,984	3,750	3,465	7,215	34,199
July	2,293	3,661	5,954	2,086	3,063	5,149	4,770	4,004	8,774	1,184	1,145	2,329	11,103
August	2,464	3,711	6,175	2,005	2,778	4,783	4,995	3,616	8,611	1,180	1,167	2,347	10,958
September	2,439	3,376	5,815	2,448	3,608	6,056	4,383	4,755	9,138	1,432	1,301	2,733	11,871
3rd Quarter	7,196	10,748	17,944	6,539	9,449	15,988	14,148	12,375	26,523	3,796	3,613	7,409	33,932

SECTION 2  
HOUSE-BUILDING ACTIVITY

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND  
UNDER CONSTRUCTION, CANADA, 1945 — OCTOBER, 1948.

Type of Unit and Period	Starts	Completions	Under Construction (At End of Period)(1)
<i>New Permanent and Temporary Housing and Conversions</i>			
1945	—(2)	48,599	—(2)
1946	—(2)	67,315	—(2)
1947	81,404(3)	79,359	—(2)
<i>New Permanent Housing</i>			
1945	—(2)	42,617	—(2)
1946	—(2)	60,575	40,170
1947	74,391	72,346	42,215
1948			
January	1,675	3,736	40,154
February	1,894	3,778	38,270
March	3,109	4,055	37,529
1st Quarter	6,678	11,569	—
April	8,274	6,729	39,180
May	11,407	6,284	44,572
June	13,409	5,946	52,143
2nd Quarter	33,090	18,959	—
July	9,684	6,073	55,686
August	11,013	6,970	59,732
September	10,651	6,667	63,656
3rd Quarter	31,348	19,710	—
October	7,437	8,164	62,890

(1) See p. 77.

(2) Not available.

(3) Estimated.

TABLE 4. — NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION  
IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA,  
1946 — SEPTEMBER, 1948.

Period	Starts					Completions					Under Construction (At End of Period)				
	Veterans' C.M.H.C.	Housing Enterprises	Integrated Housing Projects	Other	Total	Veterans' Projects by C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	Total	Veterans' C.M.H.C.	Housing Enterprises Limited	Integrated Housing Projects	Other	(1) Total
1946															
December	—	—	—	—	—	—	—	—	—	—	3,557	2,811	1,440	19,781	27,589
1947															
1st Quarter	139	241	193	3,044	3,617	1,765	379	397	3,968	6,509	1,931	2,673	1,236	18,857	24,697
2nd Quarter	1,240	185	1,695	13,536	16,656	1,277	886	325	8,781	11,269	1,894	1,972	2,606	23,612	30,084
3rd Quarter	2,048	76	1,843	10,238	14,205	709	860	632	9,769	11,970	3,233	1,188	3,817	24,081	32,319
4th Quarter	1,720	—	1,357	8,272	11,349	722	885	1,146	11,952	14,705	4,119	303	3,949	21,139	29,510
Total, 1947	5,147	502	5,088	35,090	45,827	4,473	3,010	2,500	34,470	44,453	—	—	—	—	—
1948															
January	136	—	185	978	1,299	450	189	414	2,132	3,185	3,805	114	3,720	19,985	27,624
February	50	—	132	1,282	1,464	600	70	404	1,834	2,908	3,255	44	3,448	19,433	26,180
March	189	1	450	1,760	2,400	567	45	417	2,167	3,196	2,877	—	3,481	19,023	25,381
1st Quarter	375	1	767	4,020	5,163	1,617	304	1,235	6,133	9,289	—	—	—	—	—
April	350	—	482	4,577	5,409	791	—	487	2,684	3,962	2,436	—	3,476	20,920	26,832
May	335	—	521	4,851	5,707	653	—	563	2,942	4,158	2,118	—	3,434	22,831	28,383
June	905	—	913	6,159	7,977	474	—	380	2,902	3,756	2,549	—	3,967	26,137	32,653
2nd Quarter	1,590	—	1,916	15,587	19,093	1,918	—	1,430	8,528	11,876	—	—	—	—	—
July	925	—	583	4,733	6,241	364	—	429	2,705	3,498	3,110	—	4,121	28,097	35,328
August	1,254	—	523	4,769	6,546	293	—	628	2,919	3,840	4,071	—	4,016	29,929	38,016
September	1,470	—	543	4,875	6,888	76	—	693	2,843	3,612	5,465	—	3,866	31,966	41,297
3rd Quarter	3,649	—	1,649	14,377	19,675	733	—	1,750	8,467	10,950	—	—	—	—	—

(1) Data for 1948 adjusted (see p. 78).



TABLE 5. — NEW RESIDENTIAL CONSTRUCTION,  
BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945 — SEPTEMBER, 1948.

Period	Value of Residential Construction Building Permits Issued (Millions of Dollars)			Number of New Housing Units		
	New Residential Construction	Additions, Alterations and Repairs	Total	Apartments and Flats	All Other Housing Units	Total
1945	105.5	12.4	117.9	4,918	23,645	28,563
1946						
1st Quarter	33.6	3.3	36.9	1,114	7,588	8,702
2nd Quarter	69.8	6.8	76.6	2,059	15,962	18,021
3rd Quarter	44.8	4.6	49.4	1,556	9,375	10,931
4th Quarter	34.5	3.2	37.7	1,545	6,098	7,643
Total, 1946	182.7	18.0	200.7	6,274	39,023	45,297
1947						
January	3.9	.7	4.6	155	789	944
February	6.5	.8	7.3	155	1,268	1,423
March	10.8	1.0	11.8	279	2,168	2,447
1st Quarter	21.2	2.5	23.7	589	4,225	4,814
April	18.8	1.6	20.4	390	3,931	4,321
May	19.6	2.4	22.0	432	4,125	4,557
June	17.6	2.0	19.6	337	3,624	3,961
2nd Quarter	55.9	6.0	61.9	1,159	11,680	12,839
July	16.1	1.8	17.9	397	3,374	3,771
August	16.0	1.5	17.5	258	3,463	3,721
September	16.5	1.4	17.9	389	3,354	3,743
3rd Quarter	48.6	4.6	53.2	1,044	10,191	11,235
October	18.5	1.3	19.8	838	3,562	4,400
November	9.8	.9	10.7	244	1,901	2,145
December	7.9	.7	8.6	93	1,691	1,784
4th Quarter	36.2	2.9	39.1	1,175	7,154	8,329
Total, 1947	161.9	16.0	177.9	3,967	33,250	37,217
1948						
January	4.8	.9	5.7	183	914	1,097
February	7.4	.9	8.4	377	1,362	1,739
March	16.9	1.6	18.5	908	2,717	3,625
1st Quarter	29.1	3.4	32.6	1,468	4,993	6,461
April	31.4(1)	2.4(1)	33.7(1)	478(1)	5,334(1)	5,812(1)
May	33.3(1)	3.5	36.8(1)	397(1)	5,880(1)	6,277(1)
June	33.8(1)	2.8	36.6(1)	659	5,566(1)	6,225(1)
2nd Quarter	98.5(1)	8.7(1)	107.1(1)	1,534(1)	16,780(1)	18,314(1)
July	29.4	2.4	31.8	657	4,589	5,246
August	29.1	2.2	31.3	386	4,785	5,171
September	24.7	1.9	26.6	561	4,001	4,562
3rd Quarter	83.2	6.5	89.7	1,604	13,375	14,979

(1) Revised.

TABLE 6.— NEW RESIDENTIAL CONSTRUCTION,  
CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945 — OCTOBER, 1948.

Period	Value of New Residential Construction Contracts Awarded (Millions of Dollars)			Number of New Housing Units		
	Apartments	All Other Residential Dwellings	Total	(1) Apartments	All Other Residential Dwellings	Total
1945	6.3	189.7	196.0	1,091	48,344	49,435
1946						
1st Quarter	1.8	28.0	29.8	294	5,218	5,512
2nd Quarter	5.7	76.0	81.7	942	15,317	16,259
3rd Quarter	7.3	46.4	53.8	1,214	9,173	10,387
4th Quarter	4.2	43.5	47.7	690	8,454	9,144
Total, 1946	19.0	194.1	213.1	3,140	38,162	41,302
1947						
January	.2	4.9	5.1	31	928	959
February	1.0	6.5	7.4	148	1,237	1,385
March	.2	6.3	6.5	30	1,257	1,287
1st Quarter	1.4	17.6	19.0	209	3,422	3,631
April	1.4	14.2	15.6	213	2,880	3,093
May	1.1	21.0	22.0	155	4,028	4,183
June	1.5	22.1	23.6	219	4,607	4,826
2nd Quarter	4.0	57.3	61.2	587	11,515	12,102
July	.5	17.4	17.9	73	3,517	3,590
August	1.3	24.0	25.3	178	4,768	4,946
September	1.0	21.4	22.5	144	4,498	4,642
3rd Quarter	2.8	62.8	65.7	395	12,783	13,178
October	1.1	16.5	17.7	150	3,556	3,706
November	1.9	18.3	20.2	244	3,063	3,307
December	.8	12.5	13.4	106	2,119	2,225
4th Quarter	3.8	47.3	51.3	500	8,738	9,238
Total, 1947	12.0	185.0	197.2	1,691	36,458	38,149
1948						
January	.8	14.1	15.0	109	2,264	2,373
February	1.1	14.0	15.1	136	2,130	2,266
March	3.2	17.3	20.5	414	3,166	3,580
1st Quarter	5.1	45.4	50.6	659	7,560	8,219
April	1.9	31.3	33.2	245	5,286	5,531
May	2.4	49.4	51.8	301	10,442	10,743
June	1.7	39.2	40.9	211	6,734	6,945
2nd Quarter	6.0	119.9	125.9	757	22,462	23,219
July	3.0	35.3	38.3	427	6,830	7,257
August	2.7	41.7	44.5	329	7,287	7,616
September	1.4	32.7	34.1	170	6,947	7,117
3rd Quarter	7.1	109.7	116.9	926	21,064	21,990
October	2.5	29.7	32.1	289	5,011	5,300

(1) Estimated (see p. 78).

## SECTION 3

## PUBLICLY-ASSISTED HOUSE-BUILDING

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING  
UNITS FINANCED, CANADA, FEBRUARY, 1945 — OCTOBER, 1948.(1)

Period	Number of Loans(2)	Number of Housing Units(2)	Amount of Loans(2) (\$000)
1945(3) .....	5,142	5,695	23,832
1946.....	8,429	13,042	61,635
1947			
January.....	95	167	741
February.....	233	307	1,433
March.....	390	414	1,940
1st Quarter.....	718	888	4,114
April.....	733	885	4,229
May.....	1,760	1,912	9,243
June.....	1,626	1,845	9,001
2nd Quarter.....	4,119	4,642	22,473
July.....	1,110	1,440	6,822
August.....	618	732	3,426
September.....	1,158	1,426	7,100
3rd Quarter.....	2,886	3,598	17,348
October.....	934	1,251	6,173
November.....	830	1,001	4,945
December.....	1,062	1,354	6,657
4th Quarter.....	2,826	3,606	17,775
Sub-total.....	10,549	12,734	61,709
1948			
January.....	506	540	2,601(4)
February.....	531	628	3,006
March.....	906	1,294	6,368
1st Quarter.....	1,943	2,462	11,976
April.....	1,529	1,895	9,698
May.....	1,950	2,357	12,550
June(4).....	1,850	2,408	12,696
2nd Quarter(4).....	5,329	6,660	34,944(4)
July(4).....	1,810	2,151	11,450
August.....	1,646	1,857	9,935
September.....	2,161	2,553	13,552
3rd Quarter.....	5,617	6,561	34,937
October(5).....	1,468	1,613	8,724
Total, Feb. 1, 1945 — Oct. 31, 1948.....	38,477	48,767	237,756

(1) For information on operations under the Dominion Housing Act, 1935, and the National Housing Act, 1938, see *Housing in Canada*, Ottawa, October 1946, p. 29.

(2) Figures shown are gross, i.e. total loans approved with no allowance for cancellations, reinstatements and adjustments.

(3) Covers period February 1 to December 31.

(4) Revised.

(5) Preliminary.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED, BY TYPE OF LOAN, CANADA, JANUARY — SEPTEMBER, 1947 AND 1948.

Type of Loan	1947				1948			
	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$	Number of Loans	Number of Housing Units	Amount (\$000)	Average Loan per Housing Unit \$
<i>Housing for Home-Ownership</i>								
Loans to home-owners	1,559	1,562	7,551	4,834	3,165	3,190	16,797	5,265
Loans to builders for sale:	3,856	3,990	19,899	4,987	4,908(1)	5,337	29,653	5,556
Integrated housing	1,831	1,846	9,496	5,144	4,323	4,606	24,224	5,259
Other								
Sub-total	7,246	7,398	36,946	4,995	12,396(1)	13,133	70,673	5,381
<i>Housing for Rental Purposes</i>								
Loans to individuals	472	1,569	6,297	4,014	488	2,453	10,705	4,364
Primary industries	1	4	7	1,680	2	23	62	2,678
Limited Dividend Corporations	4	157	684	4,355	3	74	417	5,639
Sub-total	477	1,730	6,988	4,039	493	2,550	11,184	4,403
Total Gross Loans	7,723	9,128	43,934	4,813	12,889	15,683	81,857	5,222

(1) Includes a number of loans on duplexes, part of which may be for rent.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944 (1)  
ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE,  
AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA,  
JANUARY — SEPTEMBER, 1947 AND 1948.

Type of Housing Unit	Number of Loans	Number of Housing Units	Amount of Loans (\$000)	Average Estimated Costs				Average			
				Land \$	Con-struction \$	Other \$	Total \$	Lending Value \$	Loan \$	Finished Floor Area Sq. Ft.	Con-struction Cost per Sq. Ft. \$
1947											
Single 1-Storey	3,324	3,324	15,155	494	5,721	102	6,317	5,455	4,559	838	6.83
Single 1½-Storey	2,832	2,833	14,939	489	6,604	119	7,212	6,452	5,273	—	—
Single 2-Storey	943	943	5,515	643	7,667	132	8,442	7,340	5,848	1,267	6.05
Semi-Detached	91	106	543	642	6,836	177	7,655	6,361	5,118	1,022	6.69
Duplex	246	492	1,928	225	4,855	142	5,222	4,892	3,920	848	5.72
Triplex	5	15	54	378	5,430	231	6,039	4,520	3,584	960	5.66
Double Duplex	82	168	715	331	6,127	142	6,600	5,286	4,255	932	6.58
Row House	130	344	1,362	282	4,880	138	5,300	4,976	3,959	875	5.58
Apartment	65	742	3,033	289	5,444	362	6,095	5,189	4,088	907	6.00
Total	7,718	8,967	43,243	467	6,122	137	6,726	5,903	4,822	927	6.45
1948											
Single 1-Storey	5,993	6,001	29,911	561	6,563	123	7,247	5,929	4,984	869	7.55
Single 1½-Storey	3,855	3,858	22,590	576	7,311	153	8,040	6,972	5,855	—	—
Single 2-Storey	1,527	1,553	9,954	679	8,697	176	9,552	7,980	6,410	1,287	6.76
Semi-Detached	350	407	2,325	519	7,530	179	8,228	7,102	5,712	1,008	7.47
Duplex	157	314	1,435	395	6,803	140	7,338	5,921	4,571	1,007	6.76
Triplex	40	122	499	438	6,426	206	7,070	5,287	4,137	990	6.49
Double Duplex	348	729	3,427	408	6,458	202	7,068	5,954	4,701	960	6.73
Row House	469	974	4,204	275	5,477	144	5,896	5,408	4,316	914	5.99
Apartment	145	1,628	6,990	280	5,652	370	6,302	5,426	4,294	892	6.33
Total	12,884	15,586	81,336	517	6,821	169	7,507	6,332	5,219	954	7.06

(1) Excluding loan approvals under Sections 9 and 9A.

TABLE 10. — LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944,  
HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA,  
APRIL, 1946 — SEPTEMBER, 1948.

Period	Number of Loans	Number of New Housing Units	Amount \$	Average Loan per New Housing Unit \$
1946				
2nd Quarter	4	7	10,900	1,557
3rd Quarter	15	29	47,415	1,635
4th Quarter	6	12	18,000	1,500
Sub-total	25	48	76,315	1,590
1947				
January	1	2	3,750	1,875
February	0	—	—	—
March	2	3	6,000	2,000
1st Quarter	3	5	9,750	1,950
April	1	1	2,000	2,000
May	2	3	5,975	1,992
June	1	3	5,000	1,667
2nd Quarter	4	7	12,975	1,854
July	0	—	—	—
August	2	2	3,400	1,700
September	0	—	—	—
3rd Quarter	2	2	3,400	1,700
October	0	—	—	—
November	2	2	5,900	2,950
December	1	1	1,750	1,750
4th Quarter	3	3	7,650	2,550
Sub-total	12	17	33,775	1,986
1948				
January	0	—	—	—
February	1	1	1,000	1,000
March	0	—	—	—
1st Quarter	1	1	1,000	1,000
2nd Quarter	0	—	—	—
July	0	—	—	1,500
August	1	2	3,000	3,000
September	1	1	3,000	3,000
3rd Quarter	2	3	6,000	2,000
Total, April, 1946 — September, 1948	40	69	117,090	1,697



TABLE 11. — OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944 — SEPTEMBER, 1948.

Period	Construction of Shelter Units										Financial Assistance Grants (\$000)		
	Municipal Projects				University Projects			Total Projects			Municipal Projects	University Projects	Total
	Number of Active Projects	Housing Units Completed	Housing Units under Construction(t)		Number of Active Projects	Housing Units Completed	Housing Units under Construction(t)	Number of Active Projects	Housing Units Completed	Housing Units under Construction(t)			
1945(2)	39	1,051	360		1	0	88	40	1,051	448	—	—	—
1946	98	3,797	1,244		22	845	217	120	4,642	1,461	1,327	725	2,052
1947	24	940	782		3	186	143	27	1,126	925	432	104	536
1st Quarter	15	815	644		3	165	101	18	980	745	328	106	434
2nd Quarter	12	429	854		6	114	176	18	543	1,030	609	124	733
3rd Quarter	21	916	540		3	186	8	24	1,102	548	324	16	340
4th Quarter													
Sub-total	—	3,100	—		—	651	—	—	3,751	—	1,694	350	2,044
1948	16	447	301		1	8	0	17	455	301	368	0	368
1st Quarter													
2nd Quarter	12	221	161		2	0	105	14	221	266	425	68	493
3rd Quarter	4	0	75(3)		2	105	0	6	105	75	17	0	17
Total, Dec. 19, 1944—September, 1948	—	8,616	—		—	1,609	—	—	10,225	—	3,831	1,143	4,974

(1) At end of period.

(2) Covers period December 19, 1944 — December 31, 1945.

(3) One project reduced by 124 units.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA,  
APRIL, 1941 — SEPTEMBER, 1948.

Period	Completed Construction			Actual Expenditure (\$000)			
	Number			Housing	Supple- mentary Buildings	Land, Improve- ments and Other Outlay	Total
	Projects	Housing Units	Supple- mentary Buildings				
1941 — 1945 <sup>(2)</sup>	88	18,774	247	60,941	13,779	16,671	91,392
1946							
1st Quarter	6	1,298 <sup>(3)</sup>	2	9,824	28	412	10,264
2nd Quarter	19	2,207 <sup>(3)</sup>	0	5,235	2	216	5,453
3rd Quarter	21	1,509 <sup>(3)</sup>	2	9,447	15	820	10,282
4th Quarter	17	1,798 <sup>(3)</sup>	5	9,808	2	731	10,541
Sub-total	63	6,812 <sup>(3)</sup>	9	34,314	47	2,179	36,540
1947							
January	5	682	0	369	0	60	429
February	9	758	0	1,496	5	74	1,575
March	7	615	4	3,607	1	191	3,799
1st Quarter	21	2,055	4	5,472	6	325	5,803
April	13	525	0	444	0	95	539
May	14	656	2	986	1	155	1,142
June	7	473	0	1,989	6	160	2,155
2nd Quarter	34	1,654	2	3,419	7	410	3,836
July	7	341	2	2,245	1	172	2,418
August	8	273	0	2,559	1	149	2,709
September	3	276	0	2,741	1	205	2,947
3rd Quarter	18	890	2	7,545	3	526	8,074
October	5	201	0	3,466	0	212	3,678
November	5	235	1	3,246	5	227	3,478
December	5	390 <sup>(3)</sup>	0	3,553	0	193	3,746
4th Quarter	15	826 <sup>(3)</sup>	1	10,265	5	632	10,902
Sub-total	88	5,425 <sup>(3)</sup>	9	26,701	21	1,893	28,615
1948							
January	—	508	—	3,823	—	198	4,021
February	7	731	—	3,333	2	239	3,573
March	7	726	—	5,535	3	355	5,893
1st Quarter	14	1,965	—	12,691	5	792	13,487
April	9	1,040 <sup>(3)</sup>	1	500	—	12	512
May	10	813 <sup>(3)</sup>	2	1,979	—	267	2,246
June	12	671 <sup>(3)</sup>	1	2,226	—	156	2,382
2nd Quarter	31	2,524 <sup>(3)</sup>	4	4,705	—	435	5,140
July	22	563	3	3,242	—	252	3,493
August	8	358	—	3,478	—	338	3,816
September	3	436	—	5,526	—	282	5,808
3rd Quarter	33	1,357	3	12,246	—	872	13,117
Total, April, 1941— Sept., 1948 <sup>(4)</sup>	317	36,857	272	151,598	13,852	22,842	188,291

(1) Operations during 1941-47 conducted by Wartime Housing Limited.

(2) Covers period April 1, 1941 to December 31, 1945.

(3) Revised.

(4) Number of municipalities in which projects have been completed as at September 30, 1948 total 144.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,<sup>(1)</sup>  
CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA,  
1945 — OCTOBER, 1948.

As at Date of Reporting Closest to End of Month	Construction Under Contract		
	Number		
	Projects	Housing Units	Supplementary Buildings
1945—March.....	11	558	4
June.....	7	602	4
September.....	37	4,276	1
December.....	60	5,524	1
1946—March.....	59	5,288	1
June.....	83	5,675	0
September.....	78	5,513	5
December.....	80	4,660	9
1947—January.....	76	3,896	6
February.....	74	3,342	6
March.....	72	2,873	6
April.....	60	3,040	6
May.....	61	3,317	5
June.....	61	3,451	6
July.....	67	4,191	5
August.....	83	5,602	5
September.....	87	6,332	7
October.....	100	6,795	8
November.....	97	6,744	7
December.....	98	6,486	7
1948—January.....	98	6,145	7
February.....	100	5,609	8
March.....	88	4,698	8
April.....	82	3,912	7
May.....	92	5,186	5
June.....	90	6,410	4
July.....	81	6,588	1
August.....	93	7,775	1
September.....	107	8,442	1
October.....	111 <sup>(2)</sup>	8,569	1

(1) Operations during 1945-47 conducted by Wartime Housing Limited.  
(2) Number of municipalities in which projects were in progress at October 31, total 90.

TABLE 14. — VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION,  
HOUSING UNITS UNDER CONTRACT, BY TWENTY-THREE STAGES OF CONSTRUCTION,  
CANADA, SEPTEMBER AND DECEMBER, 1947, SEPTEMBER, 1948.

Item	Stage of Construction Yet to be Completed	Number of Housing Units		
		Sept., 1947	Dec., 1947	Sept., 1948
1.	Excavation.....	2,538	1,132	2,591
2.	Foundation.....	3,365	1,442	3,774
3.	Water and sewer under building....	3,921	1,964	5,570
4.	Framing.....	4,329	2,268	5,349
5.	Doors, frames and window sash....	5,015	3,327	6,601
6.	Chimneys.....	5,109	3,262	6,751
7.	Roofs shingled.....	5,053	3,420	6,378
8.	Plumbing roughed in.....	4,986	3,824	6,595
9.	Wiring roughed in.....	5,298	4,130	6,920
10.	Insulation.....	5,553	4,528	6,452
11.	Wall and ceiling board and taping..	5,785	4,955	7,584
12.	Finished flooring laid.....	5,738	4,854	7,817
13.	Exterior finish, including siding and trim.....	5,632	4,268	7,176
14.	Porches.....	4,958	3,510	7,727
15.	Interior trim.....	5,995	5,583	7,975
16.	Interior painting.....	6,163	6,188	8,216
17.	Hardware.....	6,129	6,138	8,160
18.	Plumbing fixtures.....	6,205	6,220	8,101
19.	Electrical work complete.....	6,263	6,351	8,304
20.	Exterior painting.....	7,882	8,005	9,607
21.	Water and sewer to main.....	5,571	3,925	6,368
22.	Electrical services connected.....	6,244	5,973	8,225
23.	Final inspection.....	6,332	6,486	8,442

TABLE 15. — OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — SEPTEMBER, 1948.

Type of Project	Number of Applications for Assistance Approved	Amount of Appropriations and Applications for Assistance Approved (\$000)			
		New Construction		Land and Existing Buildings	Total
		Housing	Repair and other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	2,673	18,027 <sup>(1)</sup>	3,414	1,440 <sup>(1)</sup>	22,881 <sup>(1)</sup>
1948—1st Quarter	—	— <sup>(1)</sup>	500	— <sup>(1)</sup>	500 <sup>(1)</sup>
2nd Quarter	—	— <sup>(1)</sup>	107	115	222 <sup>(1)</sup>
3rd Quarter	—	—	283	11	294
Sub-total	2,673	18,027	4,304	1,566	23,897
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	12,462 <sup>(1)</sup>	25,499	3,212	27,163 <sup>(1)</sup>	55,874 <sup>(1)</sup>
1948—1st Quarter	462 <sup>(1)</sup>	1,104	201	1,576 <sup>(1)</sup>	2,881 <sup>(1)</sup>
2nd Quarter	950 <sup>(1)</sup>	2,622	224	1,958 <sup>(1)</sup>	4,804 <sup>(1)</sup>
3rd Quarter	1,120	2,996	260	1,307	4,563
Sub-total	14,994	32,221	3,897	32,004	68,122
3. Full-Time Farming, Sept. 23, 1943—Dec. 31, 1947	16,589	1,498	3,855	60,902	66,255
1948—1st Quarter	425	6	142	1,526	1,674
2nd Quarter	555	56	167	1,987	2,210
3rd Quarter	691	96	187	2,401	2,684
Sub-total	18,260	1,656	4,351	66,816	72,823
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	2,544	1,283	1,979	942	4,204
1948—1st Quarter	147	78	151	70	299
2nd Quarter	154	104	284	74	462
3rd Quarter	188	95	112	112	329
Sub-total	3,033	1,560	2,536	1,198	5,294
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	34,268 <sup>(1)</sup>	46,307 <sup>(1)</sup>	12,460	90,447 <sup>(1)</sup>	149,214 <sup>(1)</sup>
1948—1st Quarter	1,034 <sup>(1)</sup>	1,188 <sup>(1)</sup>	994	3,172 <sup>(1)</sup>	5,354 <sup>(1)</sup>
2nd Quarter	1,659 <sup>(1)</sup>	2,782 <sup>(1)</sup>	782	4,134 <sup>(1)</sup>	7,698 <sup>(1)</sup>
3rd Quarter	1,999	3,187	852	3,831	7,870
Total, September 23, 1943—September 30, 1948	38,960	53,464	15,088	101,584	170,136

(1) Revised.

TABLE 16.— OPERATIONS UNDER THE VETERANS' LAND ACT, 1942,  
COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE,  
BY TYPE OF PROJECT, CANADA,  
SEPTEMBER 23, 1943 — SEPTEMBER, 1948.

Type of Project	Construction		Expenditure (\$000)		
	Housing Units Completed	Housing Units under Construc- tion	New Construction	Land and Existing Buildings	Total
			Housing Units Completed, Current Con- struction, Repairs and Other Services		
1. Small Holdings, Sub-division Projects, Sept. 23, 1943—Dec. 31, 1947	2,669	4	20,743	1,440 <sup>(1)</sup>	22,183 <sup>(1)</sup>
1948—1st Quarter	4	—	614	—	614 <sup>(1)</sup>
2nd Quarter	—	—	164	115	279
3rd Quarter	—	—	44	11	55
Sub-total	2,673	—	21,565	1,566	23,131
2. Small Holdings, Individual Projects, Sept. 23, 1943—Dec. 31, 1947	1,425	1,686	13,737	24,668 <sup>(1)</sup>	38,405 <sup>(1)</sup>
1948—1st Quarter	610	1,135	2,102	1,686 <sup>(1)</sup>	3,788 <sup>(1)</sup>
2nd Quarter	283	1,350	1,412	1,193 <sup>(1)</sup>	2,605 <sup>(1)</sup>
3rd Quarter	342	1,540	2,423	983	3,406
Sub-total	2,660	—	19,674	28,530	48,204 <sup>(2)</sup>
3. Full-time Farming, Sept. 23, 1943—Dec. 31, 1947	218	320	2,559	56,463	59,022
1948—1st Quarter	28	320	277	3,256	3,533
2nd Quarter	42	311	250	1,756	2,006
3rd Quarter	47	305	528	2,136	2,664
Sub-total	335	—	3,614	63,611	67,225 <sup>(2)</sup>
4. Commercial Fishing, Dominion and Provincial Lands, Grants to Indian Veterans, Sept. 23, 1943—Dec. 31, 1947	195 <sup>(3)</sup>	240 <sup>(3)</sup>	1,448	592	2,040
1948—1st Quarter	55 <sup>(3)</sup>	237 <sup>(3)</sup>	203	59	262
2nd Quarter	36 <sup>(3)</sup>	271 <sup>(3)</sup>	152	29	181
3rd Quarter	42 <sup>(3)</sup>	287 <sup>(3)</sup>	529	64	593
Sub-total	328 <sup>(3)</sup>	—	2,332	744	3,076
5. All Projects, Sept. 23, 1943—Dec. 31, 1947	4,507	2,250	38,487	83,163 <sup>(1)</sup>	121,650 <sup>(1)</sup>
1948—1st Quarter	697	1,692	3,196	5,001 <sup>(1)</sup>	8,197 <sup>(1)</sup>
2nd Quarter	361	1,932	1,978	3,093 <sup>(1)</sup>	5,071 <sup>(1)</sup>
3rd Quarter	431	2,132	3,524	3,194	6,718
Total, September 23, 1943— September 30, 1948	5,996	—	47,185	94,451	141,636

(1) Revised (see p. 80).

(2) In addition to the amounts shown for Small Holdings, Individual Projects and for Full-Time Farming there were expenditures for mortgage loans under Section 13 of The Veterans' Land Act. For land and existing improvements these amounted to \$270,471 at the end of December, 1947, \$29,906 during the first quarter, 1948, \$30,586 during the second quarter, 1948, and \$24,295 during the third quarter, 1948, and for permanent improvements they amounted to \$93,424 at the end of December, 1947, \$19,816 during the first quarter, 1948, \$13,265 during the second quarter, 1948, and \$27,412 during the third quarter, 1948.

(3) Does not include housing units completed or under construction on Indian reservations, data for which are not presently available.



TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING,  
NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA,  
1947 — SEPTEMBER, 1948.(1)

Type of Unit	Starts			Completions			Under Construction (At End of Period)			Construction Expenditures (\$000)		
	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total	Per- manent	Tem- porary	Total
1947	481	824	1,305	18	438	456	523	576	1,099(2)	522	522	1,043
1948												
1st Quarter	203	146	349	14	98	112	712	624	1,336	1,015	243	1,258
2nd Quarter	760	20	780	39	85	124	1,433	559	1,992	1,487	226	1,713
3rd Quarter	587	7	594	67	324	391	1,953	179(3)	2,132	3,960	167	4,127
Total, Jan., 1947— September, 1948	2,031	997	3,028	138	945	1,083	—	—	—	6,984(4)	1,158	8,141(4)

(1) Includes housing units built for employees of the Defence Research Board.

(2) Prior to January, 1947, starts were made on 60 permanent and 190 temporary units.

(3) See p. 80.

(4) In addition to the amounts shown, expenditures of \$39,000 were made in 1946 (see p. 80).

TABLE 18. — LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA,  
MAY, 1929 — SEPTEMBER, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans <sup>(1)</sup>	Amount of Loans (\$000)
May 1, 1929— Mar. 31, 1945	(2) —	(2) —	(2) —	(2) —	(2) —	(2) —	26,832	54,694
1945 <sup>(3)</sup>	53	48	25	10	794	1,973	804	2,031
1946	57	49	49	25	1,299	3,311	1,309	3,386
1947								
1st Quarter	4	4	1	—	130	363	130	367
2nd Quarter	13	17	3	2	191	513	191	532
3rd Quarter	26	24	27	10	450	1,227	453	1,160
4th Quarter	14	13	18	6	451	1,189	453	1,207
Sub-total	57	58	49	18	1,222	3,191	1,227	3,267
1948								
January	4	3	13	4	142	373	143	380
February	1	2	3	2	64	172	64	176
March	1	1	2	1	27	75	27	77
1st Quarter	6	6	18	7	233	620	234	633
April	0	—	1	—	22	56	22	56
May	3	3	5	2	76	198	76	204
June	7	10	17	7	197	505	200	521
2nd Quarter	10	12	23	10	295	759	298	781
July	12	16	18	7	242	584	244	607
August	10	10	26	15	216	514	219	538
September	9	12	16	6	206	523	206	541
3rd Quarter	31	38	60	28	664	1,620	669	1,686
Total, May, 1929— Sept., 1948	—	—	—	—	—	—	31,373	66,478

(1) Because the amount loaned on a single mortgage may be applied for several purposes, the number of loans referred to in the total column has reference to the number of applications approved and consequently is at variance with a total of the number of loans shown in the other three columns.

(2) Not available.

(3) Covers period April 1 to December 31.

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944,  
CANADA, MARCH, 1945 — SEPTEMBER, 1948.

Period	Residential Construction				Other Purposes		Total	
	New Structures		Alteration and Improvement of Existing Structures					
	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)	Number of Loans	Amount of Loans (\$000)
1945 <sup>(1)</sup>	232	259	246	145	3,833	2,978	4,311	3,382
1946	375	408	351	237	12,304	9,235	13,030	9,880
1947								
1st Quarter	89	108	56	40	3,000	2,240	3,145	2,388
2nd Quarter	165	216	161	119	6,660	4,742	6,986	5,077
3rd Quarter	84	104	141	104	7,116	6,476	7,341	6,683
4th Quarter	49	61	90	70	4,450	3,889	4,589	4,020
Sub-total	387	488	448	333	21,226	17,347	22,061	18,168
1948								
January	12	21	22	17	1,151	1,083	1,185	1,121
February	17	27	14	14	1,121	1,050	1,152	1,091
March	27	30	21	14	1,894	1,678	1,942	1,722
1st Quarter	56	78	57	45	4,166	3,811	4,279	3,934
April	27	40	95	94	2,852	2,396	2,974	2,530
May	33	44	78	78	3,431	2,908	3,542	3,030
June	44	47	143	136	2,757	2,589	2,944	2,772
2nd Quarter	104	131	316	308	9,040	7,893	9,460	8,332
July	41	55	48	43	3,225	3,252	3,314	3,350
August	29	40	51	40	4,033	4,484	4,113	4,564
September	10	12	40	34	2,323	2,556	2,373	2,602
3rd Quarter	80	108	139	117	9,581	10,291	9,800	10,516
Total, March, 1945— September, 1948	1,234	1,472	1,557	1,185	60,150	51,555	62,941	54,212

(1) Covers period March 1 — December 31.

TABLE 20. — NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED,  
BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945 — OCTOBER, 1948.

Period	Veterans' Land Act, 1942	Veterans' Projects by C.M.H.C.	Housing Enterprises of Canada, Limited	Integrated Housing Projects	P.B.-1048	Rental Housing Projects	Armed(1) Service Married Quarters	Miscellaneous		Total
								New	Conversion	
1945(2)	2,657	6,923	—	—	—	—	—	238	—	10,818
1946	1,703	5,210	3,315	3,238	7,216	—	—	1,245	2,826	25,788
1947										
1st Quarter	239	342	—	317	2,161	—	—	440	233	4,782
2nd Quarter	391	2,053	—	3,023	2,543	184	—	462	953	9,609
3rd Quarter	268	4,281	17	1,154	3,266	128	568	111	749	10,542
4th Quarter	315	606	—	1,254	1,162	230	244	207	512	4,976
Sub-total	1,213	7,282	17	5,748	9,132	542	812	1,220	2,447	29,909
1948										
January	39	120	—	211	169	19	105	140	—	963
February	31	195	—	280	189	27	245	—	—	1,067
March	48	205	—	689	145	18	19	108	—	1,435
1st Quarter	118	520	—	1,180	503	64	369	248	—	3,465
April	71	956	—	814	226	117	235	124	—	2,593
May	85	1,176	—	1,029	274	73	212	—	139	2,988
June	126	1,433	—	811	350	32	—	—	—	2,752
2nd Quarter	282	3,565	—	2,654	850	222	447	124	139	8,333
July	156	1,195	—	541	246	138	61	—	—	2,487
August	187	1,592	—	414	358	78	344	—	—	2,973
September	137	933	—	659	367	301	350	66	—	2,816
3rd Quarter	480	3,720	—	1,614	971	517	755	66	—	8,276
October	169	309	—	471	373	364	275	40	220	2,222
Total, Aug. 23, 1945 — October, 1948	6,622	27,529	3,332	14,905	19,045	1,709	2,658	3,181	5,632	88,811

(1) Covers housing units built for members of the permanent armed forces and for employees of the Defence Research Board.  
(2) Covers period August 23 — December 31.

TABLE 21. --- APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA,  
JUNE, 1947 --- OCTOBER, 1948.

Period	Number of Projects	Number of Housing Units	Total Estimated Cost (\$000)	Average Estimated Costs Per Housing Unit				Average			
				Land \$	Construction \$	Equipment and Other \$	Total \$	Floor Area per Unit Sq. Ft.	Construction Costs per Sq. Ft. \$	Number of Rooms per Housing Unit	Monthly Rent per Housing Unit \$
1947 <sup>(1)</sup>	28	370	2,543	207	5,914	753	6,874	969	6.10	4.7	58.06
1948	11	79	473	500	5,175	316	5,991	917	5.64	4.5	69.04
January	—	—	—	—	—	—	—	—	—	—	—
February	—	—	—	—	—	—	—	—	—	—	—
March	2	12	85	175	6,617	291	7,083	953	6.94	5.1	61.67
1st Quarter	13	91	558	457	5,365	313	6,135	922	5.82	4.6	68.07
April	8	103	765	182	6,918	322	7,422	997	6.94	4.8	47.05
May	3	23	196	287	7,888	326	8,501	993	7.94	4.9	38.50
June	2	26	258	275	8,918	731	9,924	1,179	7.84	4.9	63.17
2nd Quarter	13	152	1,218	214	7,407	392	8,013	1,019	7.16	4.8	47.70
July	1	8	59	162	6,660	559	7,381	885	7.53	4.0	70.00
August	1	5	21	100	4,000	—	4,100	856	4.67	4.2	54.00
September	3	29	162	176	5,136	290	5,602	1,136	4.52	4.4	69.40
3rd Quarter	5	42	242	164	5,291	307	5,762	1,055	5.02	4.3	67.68
October	1	22	160	418	6,500	355	7,273	1,024	6.35	4.0	70.00
Total, June, 1947—Oct., 1948	60	677	4,721	—	—	—	—	—	—	—	—

(1) Covers period June to December.

# SECTION 4 REAL ESTATE LENDING

TABLE 22. — GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS,  
By Type of Loan, Canada, 1947 — SEPTEMBER, 1948.

Period	Non-Farm — Residential Real Estate					Non-Farm — Other Real Estate					Farms			Total
	New Construction		Existing Property			New Construction		Existing Property			Farms			
	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Number of Housing Units	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	Number of Loans	Amount of Loans (\$'000)	
1947														
1st Quarter	2,757	4,057	15,420	3,876	6,228	15,669	225	6,458	325	8,052	238	1,113	7,421	46,711
2nd Quarter	5,757	7,393	31,228	5,829	9,205	23,635	284	7,670	395	12,427	417	1,786	12,682	76,746
3rd Quarter	5,626	7,177	30,130	5,673	8,471	21,762	263	6,944	336	6,725	343	1,379	12,241	66,937
4th Quarter	5,463	6,955	29,366	5,310	7,962	21,109	282	6,181	424	8,680	562	2,404	12,041	67,739
Total, 1947	19,603	25,582 <sup>(1)</sup>	106,143	20,688	31,866	82,176	1,054	27,253	1,480	35,882	1,560	6,680	44,385	258,134
1948														
January	1,295	1,572	6,791	1,251	2,319	5,516	77	2,234	129	2,347	95	365	2,847	17,253
February	1,249	1,771	7,294	1,529	2,392	6,031	92	4,345	155	4,470	90	437	3,115	22,577
March	1,540	2,111	9,568	1,729	2,579	6,611	93	3,321	173	4,619	104	463	3,639	24,583
1st Quarter	4,084	5,454	23,654	4,509	7,290	18,159	262	9,900	457	11,436	289	1,264	9,601	64,412
April	2,471	3,351	15,796	2,173	3,522	8,940	100	2,332	218	4,910	199	831	5,161	32,809
May	2,377	2,882	13,705	2,301	3,710	9,853	101	3,596	188	5,401	191	714	5,158	33,270
June	3,154 <sup>(2)</sup>	4,103 <sup>(2)</sup>	19,256 <sup>(2)</sup>	2,210 <sup>(2)</sup>	3,474 <sup>(2)</sup>	8,857 <sup>(2)</sup>	110	3,085	165	2,917	177	686	5,825 <sup>(2)</sup>	34,801 <sup>(2)</sup>
2nd Quarter	8,002 <sup>(2)</sup>	10,336 <sup>(2)</sup>	48,756 <sup>(2)</sup>	6,693 <sup>(2)</sup>	10,706 <sup>(2)</sup>	27,650 <sup>(2)</sup>	311	9,013	571	13,229	567	2,232	16,144 <sup>(2)</sup>	100,879 <sup>(2)</sup>
July	2,979	3,475	16,712	2,021	2,859	7,612	103	3,642	126	2,684	90	316	5,319	30,966
August	2,839	3,417	15,655	1,954	2,946	7,526	86	1,945	111	2,663	99	396	5,089	28,185
September <sup>(3)</sup>	3,114	3,714	16,211	2,054	3,263	8,416	100	1,915	121	2,323	106	504	5,495	29,369
3rd Quarter <sup>(3)</sup>	8,932	10,606	48,578	6,029	9,068	23,554	289	7,502	358	7,670	295	1,216	15,903	88,520

(1) The figure shown here is slightly larger than the sum of the number of loans for single units and the number of multiple units shown in Table 23 because in two instances one loan covered several single dwellings (see footnotes 1 and 2, page 43, and footnotes 3 and 4, page 44, of Table 23).  
(2) Revised.  
(3) Preliminary.



TABLE 23. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1948.

Period	Life Insurance Companies				Trust Companies				Loan Companies			
	Single Units		Multiple Units		Single Units		Multiple Units		Single Units		Multiple Units	
	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units	Number of Loans	Amount (\$'000)	Number of Loans	Number of Units
1947												
1st Quarter	1,873	8,732	133	1,086	178	597	41	105	419	1,442	61	285
2nd Quarter	4,418	20,667	309	1,639	194	666	16	76	692	2,697	76	270
3rd Quarter	4,197(1)	19,966	390	1,675	230	719	25	69	635	2,334	70	240
4th Quarter	3,848(2)	18,291	466	1,652	244	924	41	137	721	3,190	75	221
Total, 1947	14,336	67,657	1,298	6,052	846	2,907	123	387	2,467	9,664	282	1,016
1948												
January	960	4,482	91	314	85	393	6	14	120	488	20	58
February	829	3,721	169	560	87	368	9	72	107	344	16	49
March	1,182	5,942	145	624	36	102	8	25	131	617	17	55
1st Quarter	2,971	14,145	405	1,498	208	863	23	111	358	1,448	53	162
April	1,736	9,200	251	979	163	932	16	49	232	1,075	40	120
May	1,779	9,199	142	467	123	626	8	51	246	1,249	36	121
June	2,320	12,214	264	1,046	172	738	9	21	257(3)	932(3)	40	143
2nd Quarter	5,835	30,613	657	2,492	458	2,296	33	121	735(3)	3,256(3)	116	384
July	2,200	11,517	180	550	158	738	4	11	323	1,378	50	127
August	2,189	11,333	139	594	161	659	14	39	270	991	34	112
September(4)	2,348	12,360	179	691	156	900	6	16	339	1,303	27	70
3rd Quarter(4)	6,737	35,210	498	1,835	475	2,297	24	66	932	3,672	111	309

(1) In this quarter one loan was approved for 2 units.  
(2) In this quarter one loan was approved for 21 units.  
(3) Revised figures.  
(4) Preliminary.

TABLE 23. — GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION,  
AND BY TYPE OF HOUSING UNIT, CANADA, 1947 — SEPTEMBER, 1948. — *Continued.*

Period	Fraternal Societies(1)						Fire Insurance Companies						All Lending Institutions(2)					
	Single Units			Multiple Units			Single Units			Multiple Units			Single Units			Multiple Units		
	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	Number of Loans	Amount (\$000)	Number of Loans	Number of Units	Amount (\$000)	
1947																		
1st Quarter	21	135	30	84	365	—	—	1	6	8			2,491	10,906	266	1,566	4,513	
2nd Quarter	13	77	34	82	302	—	—	5	9	43			5,317	24,107	440	2,076	7,119	
3rd Quarter	39	181	33	77	272	2	30	5	12	44			5,103(3)	23,230	523	2,073	6,901	
4th Quarter	29	128	37	77	305	—	—	2	6	42			4,842(4)	22,533	621	2,093	6,834	
Total, 1947	102	519	134	320	1,242	2	30	13	33	137			17,753	80,776	1,850	7,808	25,366	
1948																		
January	4	15	9	17	173	—	—	—	—	—			1,169	5,377	126	403	1,413	
February	13	71	17	46	130	—	—	2	8	43			1,036	4,503	213	735	2,792	
March	7	51	13	43	299	—	—	1	8	55			1,356	6,712	184	755	2,856	
1st Quarter	24	136	39	106	602	—	—	3	16	98			3,561	16,593	523	1,893	7,061	
April	10	48	20	56	229	—	—	3	6	33			2,141	11,255	330	1,210	4,541	
May	20	105	22	72	275	—	—	1	3	16			2,168	11,179	209	714	2,526	
June	55	327	36	83	327	—	—	1	6	24			2,804(5)	14,212(5)	350	1,299	5,045	
2nd Quarter	85	480	78	211	831	—	—	5	15	73			7,113(5)	36,645(5)	889	3,223	12,111	
July	50	264	13	53	167	—	—	1	2	4			2,731	13,897	248	744	2,822	
August	15	77	17	37	144	—	—	—	—	—			2,635	13,059	204	782	2,596	
September(6)	40	242	19	54	261	—	—	—	—	—			2,883	14,805	231	831	3,362	
3rd Quarter(6)	105	583	49	144	572	—	—	1	2	4			8,249	41,762	683	2,356	8,779	

- (1) Including mutual benefit societies and pension fund associations.  
(2) The sum total of lending operations on single and multiple units by all lending institutions is shown in columns 2 to 4 in Table 22.  
(3) In this quarter one loan was approved for 2 single units.  
(4) In this quarter one loan was approved for 21 single units.  
(5) Revised.  
(6) Preliminary.

SECTION 5  
BUILDING MATERIALS

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.  
(In Units Specified)

Period	Lumber and Lumber Products			Clay Products			
	Sawn Lumber <sup>(1)</sup>	Hardwood Flooring <sup>(2)</sup>	Wood Fibre Insulating Board	Building Brick <sup>(3)</sup>	Flue Linings	Vitrified Sewer Pipe	Structural Tile
	Millions of Ft. B.M.	Thousands of Sq. Ft.	Millions of Sq. Ft. $\frac{1}{2}$ " B.	Millions of Bricks	Thousands of Feet	Thousands of Feet	Thousands of Tons
1945	4,514.2	— <sup>(4)</sup>	164.7	190.9	— <sup>(4)</sup>	— <sup>(4)</sup>	91.4
1946	5,083.3	41,318	161.8	274.4	940.1	3,055.9	133.8
1947							
January	352.8	3,917	15.8	18.1	93.9	241.5	8.6
February	380.4	3,654	14.5	17.2	77.6	261.7	9.5
March	395.3	3,878	15.1	18.7	98.7	287.7	10.6
1st Quarter	1,128.5	11,449	45.4	54.0	270.2	790.9	28.7
April	367.3	3,824	16.2	19.6	74.5	259.6	13.5
May	448.6	4,034	17.0	25.0	105.1	351.1	13.0
June	577.2	4,365	17.2	28.8	74.2	334.2	13.3
2nd Quarter	1,393.1	12,223	50.4	73.4	253.8	944.9	39.8
July	647.2	4,289	18.0	30.4	54.2	379.2	12.9
August	610.5	4,179	18.0	27.0	75.3	366.5	12.8
September	553.7	4,720	18.2	28.0	85.1	385.3	14.4
3rd Quarter	1,811.4	13,188	54.2	85.4	214.6	1,131.0	40.1
October	463.4	4,607	19.2	30.3	99.6	351.5	16.0
November	291.3	4,627	16.2	25.0	82.6	387.5	14.2
December	258.2	5,032	17.8	24.1	104.2	353.4	11.4
4th Quarter	1,012.9	14,266	53.2	79.4	286.4	1,092.4	41.6
Total, 1947	5,345.9	51,126	203.1	292.2	1,025.0	3,959.1	150.2
1948							
January	341.2	4,918	16.8	18.2	73.9	306.7	12.3
February	380.3	4,915	15.3	19.1	95.5	369.8	8.4
March	409.7	5,355	17.8	19.9	130.8 <sup>(5)</sup>	495.2 <sup>(5)</sup>	9.7
1st Quarter	1,131.2	15,188	49.9	57.2	300.2 <sup>(5)</sup>	1,171.7 <sup>(5)</sup>	30.4
April	353.3	5,466	18.0	22.7	98.2	312.1	11.1
May	504.7	4,993	18.4	25.1	69.6 <sup>(5)</sup>	452.1	13.2
June	603.2	5,094	18.0	30.7	55.8 <sup>(5)</sup>	407.7	16.3
2nd Quarter	1,461.2	15,553	54.4	78.5	223.6 <sup>(5)</sup>	1,171.9	40.6
July	619.2	5,029	19.1	31.9	106.9	464.5	14.9
August	586.5	5,538	19.4	30.2	117.1	391.4	14.6
September	525.4	5,570	18.7	30.8	97.1	439.5	14.9
3rd Quarter	1,731.1	16,137	57.2	92.9	321.1	1,295.4	44.4

(1) Data for 1947 and 1948 are estimated.

(2) See p. 81.

(3) Estimated (see p. 81).

(4) Not available.

(5) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.— *Continued.*  
(In Units Specified)

Period	Iron and Steel Products					Rock Wool	
	Cast-Iron Soil Pipe and Fittings	Cast-Iron Pressure Pipe and Fittings	Steel Pipe and Fittings	Structural Steel <sup>(1)</sup>	Wire Nails and Spikes	Batts	Granul- ated and Loose
	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Thousands of Tons	Millions of Sq. Ft.	Millions of Cu. Ft.
1945	18.5	40.6	139.3	152.0	70.0	34.4	5.4
1946	25.2	60.9	103.7	115.5	58.9	54.8	10.1
1947							
January	2.5	6.7	8.1	17.2	6.3	7.2	.8
February	2.7	6.3	9.2	12.0	6.0	6.8	.8
March	2.9	6.4	7.1	13.6	6.5	7.0	.7
1st Quarter	8.1	19.4	24.4	42.9	18.8	21.0	2.3
April	2.9	6.8	10.8	12.4	6.6	7.4	.6
May	2.9	6.8	8.6	15.8	6.7	7.1	.7
June	2.4	5.8	6.1	13.2	6.2	6.5	.7
2nd Quarter	8.2	19.4	25.5	41.5	19.5	21.0	2.0
July	2.4	4.4	7.4	8.8	5.6	5.5	.7
August	2.2	5.7	4.9	10.8	5.8	5.7	.8
September	2.6	6.9	8.8	12.3	6.9	7.0	.9
3rd Quarter	7.2	17.0	21.1	31.9	18.3	18.2	2.4
October	3.0	7.3	9.4	17.9	7.4	6.9	1.1
November	2.9	7.0	8.2	16.1	6.7	7.3	1.1
December	3.2	7.6	4.1	10.8	6.6	8.2	1.0
4th Quarter	9.1	21.9	21.7	44.9	20.7	22.4	3.2
Total, 1947	32.6	77.7	92.6	161.2	77.4	82.8	9.9
1948							
January	3.2	7.7	11.5	16.9	6.9	5.9	.9
February	3.3	7.8	9.2	14.9	5.7	4.9 <sup>(2)</sup>	.8
March	3.5 <sup>(2)</sup>	8.2	10.1	14.8	7.2	4.4 <sup>(2)</sup>	.8
1st Quarter	10.0 <sup>(2)</sup>	23.7	30.8	46.7	19.8	15.2	2.5
April	3.7	8.0	8.9	15.7	7.2	6.0	.7
May	3.4 <sup>(2)</sup>	7.0	6.4	10.3	6.6	6.0	1.0
June	3.5	7.1	8.1	17.4	8.0	6.0	1.0
2nd Quarter	10.6 <sup>(2)</sup>	22.1	23.4	43.4	21.8	18.0	2.7
July	2.8	5.3	5.1	10.7	6.5	5.9	.8
August	3.7	7.8	7.6	11.7	7.7	8.4	.9
September	4.3	8.9	11.1	20.3	7.8	9.5	1.1
3rd Quarter	10.8	22.0	23.8	42.7	22.0	23.8	2.8

(1) See p. 81.

(2) Revised.

TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945— SEPTEMBER, 1948.— *Continued.*  
(In Units Specified)

Period	Cement and Cement Products			Electrical Wire and Wiring Devices			
	Cement	Concrete Blocks	Cement Pipe and Tile <sup>(1)</sup>	Single Pole Switches	Duplex Receptacles	Outlet Boxes	Non-Metallic Sheathed Cable
	Millions Barrels of 350 lbs.	Millions of Blocks	Thousands of Tons	Thousands of Units	Thousands of Units	Thousands of Units	Millions of Feet
1945	7.8	—(2)	—(2)	—(2)	—(2)	—(2)	—(2)
1946	10.7	31.7	87.0	1,808.7	1,392.8	3,272.3	45.4
1947							
January	.9	1.2	6.9	166.4	70.9	418.9	6.3
February	.7	1.1	7.3	163.6	229.3	311.0	5.1
March	.9	1.3	8.3	165.1	75.4	430.0	5.9
1st Quarter	2.5	3.7	22.5	495.1	375.6	1,159.9	17.3
April	.9	1.3	8.0	194.0	234.7	451.3	5.4
May	.9	1.9	10.4	246.1	135.9	505.3	6.8
June	1.1	2.6	11.4	240.4	225.2	391.5	5.2
2nd Quarter	2.9	5.8	29.8	680.5	595.8	1,348.1	17.4
July	1.1	3.1	13.4 <sup>(3)</sup>	138.4	121.4	485.5	5.0
August	1.1	3.0	13.7	158.7	247.9	446.4	5.6
September	1.2	3.1	11.3	191.9	180.4	529.7	5.8
3rd Quarter	3.4	9.2	38.4 <sup>(3)</sup>	489.0	549.7	1,461.6	16.4
October	1.2	3.3	12.1	262.0	155.9	639.5	5.4
November	1.1	2.9	9.5	223.6	229.2	569.8	5.1
December	1.1	2.6	11.6	194.3	214.9	615.6	5.5
4th Quarter	3.4	8.8	33.2	679.9	600.0	1,824.9	16.0
Total, 1947	12.2	27.5	123.9 <sup>(3)</sup>	2,344.6	2,121.2	5,794.5	67.0
1948							
January	1.0	2.1	9.7	174.2	150.4	725.7	6.2
February	1.0	2.0	10.2	271.8	200.2	673.2	6.2
March	1.1	2.4	12.9 <sup>(3)</sup>	347.1	208.4	867.9	7.3
1st Quarter	3.1	6.5	32.8 <sup>(3)</sup>	793.0	559.0	2,266.7	19.8
April	1.0	3.3	12.1	224.3	191.8	866.7	7.4
May	1.1	3.8	14.4 <sup>(3)</sup>	242.0	208.4	737.2	7.2
June	1.2	4.2	15.4 <sup>(3)</sup>	250.0	202.3	714.0	8.8
2nd Quarter	3.4 <sup>(3)</sup>	11.3	41.9 <sup>(3)</sup>	716.3	602.5	2,317.9	23.4
July	1.2	4.3	16.2	127.3	87.5	624.0	3.7
August	1.3	4.2	17.3	180.0	117.8	743.5	5.6
September	1.2	3.9	17.9	228.2	234.0	992.0	6.1
3rd Quarter	3.7	12.4	51.4	535.5	439.3	2,359.5	15.4

(1) Includes drain pipe, sewer pipe, water pipe and culvert tile.

(2) Not available.

(3) Revised.



TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.— *Continued.*  
(In Units Specified)

Period	Gypsum Products			Builders'(1) Hardware	Sanitary Ware		
	Gypsum Wallboard	Gypsum Lath	Gypsum Plaster		Bath Tubs	Sinks	Wash Basins
	Millions of Sq. Ft.	Millions of Sq. Ft.	Thousands of Tons	(\$000)	Thousands of Units	Thousands of Units	Thousands of Units
1945	134.0	59.9	67.1	4,328.5	56.3(2)	—(3)	—(3)
1946	203.4	74.9	97.3(4)	5,596.8(4)	57.9	103.7	78.6
1947							
January	16.8	7.5	9.0	526.5	6.0	11.8	7.6
February	15.1	8.1	9.7	505.2	6.0	8.7	7.4
March	18.6	8.8	10.6	563.0	6.5	11.6	7.9
1st Quarter	50.5	24.4	29.3	1,594.7	18.5	32.1	22.9
April	18.2	8.9	9.7	726.2	7.6	11.2	7.1
May	18.2	11.6	12.8	658.6	7.4	11.3	8.2
June	16.1	10.3	11.2	581.2	6.8	10.3	7.8
2nd Quarter	52.5	30.8	33.7	1,966.0	21.8	32.8	23.1
July	16.2	6.8	10.4	597.0	5.4	6.7	5.8
August	18.2	8.2	12.4	396.5	7.0	6.3	5.9
September	17.0	10.7	12.3	508.2	7.3	8.9	7.8
3rd Quarter	51.4	25.7	35.1	1,501.7	19.7	21.9	19.5
October	19.6	10.7	12.3	580.5	7.8	9.3	9.7
November	20.7	10.9	14.0	484.0	6.3	12.8	8.7
December	19.3	9.7	10.5	567.2	7.0	11.7	7.9
4th Quarter	59.6	31.3	36.8	1,631.7	21.1	33.8	26.3
Total, 1947	214.1	112.2	134.8	6,694.1	81.1	120.7	91.7
1948							
January	18.8	10.7(4)	10.2	569.9	7.7(4)	10.9(4)	8.8
February	21.4	9.0	10.3	637.5	9.1(4)	12.0(4)	7.9
March	21.5	10.6	12.3	734.4	9.6(4)	13.3(4)	9.4
1st Quarter	61.7	30.3(4)	32.8	1,941.8	26.4(4)	36.2(4)	26.1
April	21.9	12.0	12.6	730.5	10.3(4)	14.0(4)	9.2
May	19.2	15.6	14.1	675.9	7.9(4)	11.3(4)	7.7
June	15.2	11.2	12.4	761.9	7.8(4)	12.6(4)	10.0(4)
2nd Quarter	56.3	38.8	39.1	2,168.3	26.0(4)	37.9(4)	26.9(4)
July	19.7	11.1	14.3	654.2	7.3	8.8	8.3
August	18.2	16.1	14.7	536.9	6.1	7.9	6.2
September	20.2	13.7	15.9	684.2	8.5	13.3	9.6
3rd Quarter	58.1	40.9	44.9	1,875.3	21.9	30.0	24.1

(1) Factory sales. Data for 1947 and 1948 estimated (see p. 82).

(2) Estimated (see p. 82).

(3) Not available.

(4) Revised.



TABLE 24.— VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.— *Continued.*  
(In Units Specified)

Period	Plumbing and Heating Equipment					Asphalt Products	
	Warm Air <sup>(1)</sup> Furnaces	Domestic Heating Boilers	Cast-Iron Radiators	Hot Water Storage Tanks	Electric Hot Water Tank Heaters	Asphalt <sup>(2)</sup> Shingles	Asphalt Rolls
	Thousands of Units	Thousands of Units	Thousands of Sq. Ft.	Thousands of Units	Thousands of Units	Thousands of Squares	Thousands of Squares
1945	35.2	14.3 <sup>(3)</sup>	7,179.1	128.8	57.2	1,432.2	2,386.7
1946	46.6 <sup>(3)</sup>	15.5 <sup>(3)</sup>	8,006.9	138.4	76.6	1,982.6	3,030.1
1947							
January	4.3	1.2	803.9	12.6	5.2	158.9	274.8
February	4.3	1.6	751.0	15.1	5.3	168.5	287.0
March	4.4	1.5	792.5	12.4	5.6	178.3	371.0
1st Quarter	13.0	4.3	2,347.4	40.1	16.1	505.8	932.8
April	4.6	1.4	776.9	14.7	5.0	197.3	312.2
May	4.8	1.4	814.2	13.5	7.8	189.5	312.8
June	4.1	1.2	684.5	14.1	6.7	170.9	264.6
2nd Quarter	13.5	4.0	2,275.6	42.3	19.5	557.7	889.6
July	3.8	.9	607.5	11.8	8.3	164.4	251.1
August	3.9	1.3	571.4	9.8	5.3	158.0	242.0
September	3.9	1.4	760.3	13.5	5.3	193.6	250.2
3rd Quarter	11.5	3.6	1,939.2	35.1	18.9	516.0	743.3
October	5.5	1.5	862.2	18.7	10.1	208.4	317.7
November	5.5	1.6	815.3	14.7	5.6	165.0	293.5
December	5.1	1.6	755.0	12.8	4.3	132.6	235.4
4th Quarter	16.1	4.7	2,432.5	46.2	20.0	506.0	846.6
Total, 1947	54.1	16.7	8,994.8	163.7	74.4	2,085.6	3,412.4
1948							
January	4.5	1.7	787.1	20.7	6.0	164.6	224.5
February	3.9 <sup>(3)</sup>	1.5	774.8	15.0	6.4	165.5	230.8
March	3.7 <sup>(3)</sup>	1.5	841.3	18.1	6.9	171.6	275.6
1st Quarter	12.1 <sup>(3)</sup>	4.7	2,403.2	53.8	19.3	501.7	730.9
April	4.2	1.4	857.0	17.1	5.8	164.1	197.7
May	3.9	1.1	616.9	13.3	6.3	178.6	156.2
June	3.9	1.6	685.2	18.0	8.3	175.4	168.9
2nd Quarter	12.0	4.1	2,159.1	48.4	20.4	518.1	522.8
July	2.7	.9	457.3	8.8	6.8	173.7	160.7
August	4.5	1.5	571.9	13.9	8.1	199.5	176.7
September	4.8	1.7	736.4	13.7	6.5	199.4	239.9
3rd Quarter	12.0	4.1	1,765.6	36.4	21.4	572.6	577.3

(1) Data for 1947 and 1948 estimated (see p. 81).

(2) Includes siding.

(3) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — SEPTEMBER, 1948.  
(In Units Specified)

Period	Cement		Building Brick		Flue Linings		Cast-Iron Soil Pipe and Fittings		Steel Pipe and Fittings		Wire Nails and Spikes	
	Millions of Barrels of 350 lbs.		Millions of Bricks		Thousands of Feet		Thousands of Tons		Thousands of Tons		Thousands of Tons	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	.4	.9	18.7	17.0	97.1	19.7	1.7	1.2(1)	9.3	12.5	6.1	3.3
February	.4	1.2	16.9	16.7	70.1	27.5	2.3	1.6	10.3	10.9	6.1	3.7
March	.8	1.3	19.3	15.4	103.5	22.8	2.9	1.6	9.7	8.3	6.6	3.6
April	1.1	1.2	19.1	15.4	70.4	26.9	2.8	1.6	9.4	9.6	6.9	3.3
May	1.3	.8	23.2	16.3	88.4	26.0	2.9	1.5	8.8	9.4	6.4	3.6
June	1.3	.6	23.8	20.0	74.6	25.6	2.4	1.5	8.2	7.3	7.7	2.2
July	1.3	.4	29.5	22.0	64.5	15.8	2.2	1.4	7.3	7.4	6.2	1.6
August	1.2	.4	25.1	23.1	79.7	23.1	2.1	1.5	6.0	6.3	5.4	2.0
September	1.2	.3	30.0	23.4	91.1	17.4	2.5	1.5	8.0	6.9	6.0	2.9
October	1.3	.2	29.1	21.9	104.4	12.5	3.0	1.7	9.5	6.6	8.2	2.0
November	1.0	.2	24.2	22.0(1)	79.2	15.9	2.6	1.4	9.0	6.0	6.5	2.2
December	.6	.7	26.6	23.0	96.5	27.7	3.0	1.6	5.6	4.2	4.4	4.4
1948												
January	.5	1.2	16.6	21.4	75.9	24.2	3.3	1.5	6.8	8.9	7.3	4.0
February	.6	1.6	17.2(1)	22.6	90.0	29.7	3.2	1.2	8.9	9.2	6.5	2.3
March	1.1	1.6	21.1	20.9	123.0	33.6	3.5	1.7	8.9	10.4	8.0	2.2
April	1.4	1.4	23.5	19.8	105.7	27.9	3.5	1.9	9.8	9.4	5.2	4.2
May	1.4	1.1	25.1	18.5	85.7	20.4	3.6	1.8	7.5	8.1	8.2	2.6
June	1.5	1.1	28.3(1)	19.8(4)	97.2	23.8(1)	3.4	1.9	7.1	9.0	8.8	1.8
July	1.4	.7	29.4	21.3	116.0	14.7	3.3	1.6	6.2	7.6	7.1	1.2
August	1.4	.6	28.3	22.3	115.1	16.0	3.6	1.7	6.3	8.9	6.8	2.1
September	1.5	.3	31.0	21.2	105.1	12.8	4.2	1.8	9.5	9.5	8.1	1.8

(1) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — SEPTEMBER, 1948. — *Continued.*  
(In Units Specified)

Period	Bath Tubs		Sinks		Gypsum Wallboard		Gypsum Lath		Gypsum Plaster		Rock Wool Batts	
	Thousands of Units		Thousands of Units		Millions of Sq. Ft.		Millions of Sq. Ft.		Thousands of Tons		Millions of Sq. Ft.	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	5.8	1.3	11.8	5.1	17.1	1.5	7.5	.7	8.9	.6	7.1	.5
February	6.8	1.3	8.8	5.3	14.8	1.9	8.0	.8	9.7	.6	6.9	.4
March	6.8	1.3	12.8	4.2	18.4	2.0	8.7	.9	10.7	.6	6.9	.5
April	7.4	1.8	11.1	4.3	18.0	2.1	9.3	.6	9.7	.5	7.4	.4
May	7.6	1.3	12.0	3.5	18.7	1.6	11.4	.8	12.7	.6	7.0	.6
June	6.1	2.0	8.9	5.2	16.1	1.6	10.0	1.0	11.1	.7	6.5	.5
July	5.2	2.2	5.7	6.8	16.2	1.6	6.7	1.2	10.5	.6	5.5	.5
August	7.0	2.1	7.2	3.0	17.6	2.2	8.9	.5	12.4	.5	5.9	.5
September	7.5	1.9	10.2	5.2	17.4	1.9	10.0	1.1	12.2	.6	6.9	.6
October	7.6	2.1	9.6	4.6	20.0	1.4	11.2	.6	12.5	.5	6.7	.5
November	6.5	2.0	12.7	4.4	20.5	1.7	10.5	1.0	13.7	.8	7.6	.4
December	7.5	1.5	11.3	4.8	20.0	1.2	10.0	.6	10.7	.5	8.0	.6
1948												
January	7.5(1)	1.1(1)	11.5(1)	4.9(1)	18.7	1.3	10.6	.8	10.0	.8	5.7	.8
February	9.1(1)	1.0(1)	11.0(1)	5.6(1)	20.8	1.9	8.5	1.2	10.3	.8	5.1	.6
March	9.4(1)	1.3(1)	12.8(1)	6.0(1)	21.7	1.7	11.2	.6	12.4	.7	4.4	.6
April	10.0(1)	1.2(1)	13.3(1)	7.0(1)	21.5	2.1	12.1	.6	12.5	.7	5.9	.7
May	7.9(1)	1.3(1)	11.9(1)	6.2(1)	20.0	1.4	14.4	1.7	14.0	.9	6.0	.6
June	7.5(1)	1.5(1)	12.2(1)	6.7(1)	15.2	1.3	12.1	.8	12.5	.8	6.1	.5
July	7.1	1.7	10.0	6.4	19.5	1.5	11.5	1.1	14.5	.7	6.0	.5
August	6.4	1.2	8.5	5.3	18.4	1.3	15.2	1.3	14.6	.7	8.4	.4
September	8.3	1.5	11.7	6.5	19.4	2.1	14.3	.8	15.6	1.0	9.3	.7

(1) Revised.

TABLE 25. — SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA,  
1947 — SEPTEMBER, 1948.— *Continued.*  
(In Units Specified)

Period	Single Pole Switches		Outlet Boxes		Non-Metallic Sheathed Cable		Domestic Heating Boilers		Hot Water Storage Tanks		Electric Hot Water Tank Heaters	
	Thousands of Units		Thousands of Units		Millions of Feet		Thousands of Units		Thousands of Units		Thousands of Units	
	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month	Sales	Stocks at End of Month
1947												
January	167.6	17.6	328.1	33.2	6.2	1.1	.9	0(1)	12.6	.1	5.3	.5
February	167.6(2)	13.6(2)	234.1(2)	47.7(2)	5.4	.7	1.5	0(1)	15.0	0(1)	4.7	1.0
March	157.4	20.9(2)	363.6	27.8	6.1	.5	1.5	0(1)	12.5	.2	6.3	.4
April	197.9	15.2	365.0	19.6	5.6	.2	1.4	0(1)	14.9	0(1)	4.9	.5
May	235.4	27.2	408.7	19.8	6.5	.4	1.4	0(1)	13.2	.3	6.8	1.4
June	238.1	29.5	276.4	56.2	5.2	.4	1.2	0(1)	14.1	.3	5.7	2.3
July	156.7	13.6	422.6	21.6	5.0	.4	1.3	0(1)	11.0	0(1)	8.4	2.3
August	143.2	29.2	343.8	34.6	4.6	.3	.9	0(1)	9.6	.2	5.5	2.0
September	207.7	13.3	413.7	44.3	5.8	.3	1.4	0(1)	14.5	.2	5.7	1.6
October	244.1	31.3	502.2	53.3	5.2	.4	1.5	0(1)	17.9	0(1)	9.5	2.1
November	243.8	11.0	482.8	25.8	5.2	.3	1.6	0(1)	14.3	.2	4.4	3.4
December	179.2	26.2	442.0	76.0	5.0	.8	1.6	0(1)	12.7	.3	3.3	3.9
1948												
January	183.6	16.8	544.4	298.2	6.6	.5	1.7	0(1)	20.4	.3	6.5	3.4
February	269.1	19.5	843.8	127.7	6.2	.6	1.5	0(1)	15.1	.2	4.4	5.9
March	330.3	36.3	914.4	81.1	7.2	.7	1.4	.1	18.2	0(1)	5.1	7.6
April	269.1	30.5	804.4	143.5	5.7	2.5	1.3	0(1)	16.9	.3	6.6	6.8
May	251.8	20.9	819.4	61.3	8.0	1.7	1.5	0(1)	13.2	.3	7.4	5.7
June	240.3	30.0	657.0	118.4	7.6	1.4	1.6	0(1)	17.9	.4	6.2	7.8
July	144.4	13.1	492.5	247.0	2.8	3.7	.9	0(1)	8.8	.3	4.9	7.5
August	172.2	24.1	805.8	184.5	7.1	2.1	1.4	0(1)	7.4	.2	6.0	9.8
September	215.6	37.4	962.5	214.0	7.1	1.2	1.7	0(1)	13.5	.4	7.0	9.1

(1) Indicates less than 50 units.

(2) Revised.

TABLE 26. — VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.  
(In Units Specified)

Period	Glass	Cement	Gypsum Plaster	Wallboard Building Board	Paints, Pigments and Varnishes
	Millions of Sq. Ft.	Thousands Barrels of 350 Lbs.	Thousands of Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	39.8	32.7	2.9	8,662	272
1946					
1st Quarter	7.7	5.8	.7	3.4	2,488
2nd Quarter	9.9	45.8	.9	4.6	2,704
3rd Quarter	11.8	85.2	1.5	5.0	1,868
4th Quarter	15.1	213.2	4.5	5.7	2,376
Total, 1946	43.7	350.1	7.6	18.7	9,437
1947					
1st Quarter	14.7	106.3	3.5	12.1	2,890
2nd Quarter	17.9	174.3	2.7	10.3	3,398
3rd Quarter	18.5	610.0	2.5	8.5	3,841
4th Quarter	19.1	358.1	1.4	9.0	3,312
Total, 1947	70.2	1,248.6	10.1	39.9	13,442
1948					
January	7.6	2.1	.4	.9	1,121
February	6.3	2.7	.3	.8	2,387
March	7.8	3.7	.2	1.6	1,365
1st Quarter	21.7	8.6	.9	3.3	4,873
April	9.7	60.7	.5	.7	1,406
May	13.7	93.1	.3	.6	1,254
June	9.2	130.1	.9	1.0	1,146
2nd Quarter	32.6	283.9	1.7	2.3	3,806
July	8.8	192.5	1.5	.6	1,174
August	5.6	156.7	1.1	.7	952
September	7.2	131.8	1.3	.6	982
3rd Quarter	21.6	481.0	3.9	1.9	3,108

TABLE 27. — VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.  
(In Units Specified)

Period	Lumber	Wood Shingles	Building Brick	Wire Nails and Spikes	Pulp and Fibre Wallboard	Paints Pigments and Varnishes
	Millions of Ft. B.M.	Thousands of Squares	Millions of Bricks	Tons	Millions of Sq. Ft. $\frac{1}{2}$ " Basis	(\$000)
1945	2,000.5	1,651	3.7	813.6	45.3	3,973
1946						
1st Quarter	426.3	392	.5	383.6	7.0	830
2nd Quarter	389.0	347	2.3	369.3	4.5	958
3rd Quarter	564.2	471	2.1	515.4	12.8	1,183
4th Quarter	703.8	566	1.2	2.2	11.8	1,436
Total, 1946	2,083.3	1,775	6.1	1,270.5	36.1	4,407
1947						
1st Quarter	620.4	513	.6	6.6	8.7	1,468
2nd Quarter	569.8	512	.8	6.2	16.6	2,253
3rd Quarter	697.5	464	1.3	9.2	13.8	1,672
4th Quarter	847.3	562	1.5	9.9	12.0	1,953
Total, 1947	2,735.0	2,051	4.2	31.9	51.1	7,346
1948						
January	216.5	165	.3	19.1	2.3	476
February	197.4	204	.1	114.8	2.5	408
March	197.0	159	.1	43.1	1.4	635
1st Quarter	610.9	528	.5	177.0	6.2	1,519
April	184.3	229	.2	88.4	1.6	405
May	210.5	232	.2	124.9	6.4	750
June	194.3	146	.4	384.6	3.5	455
2nd Quarter	589.1	607	.8	597.9	11.5	1,610
July	217.7	209	.6	389.7	3.0	427
August	213.5	240	.7	357.3	5.9	262
September	265.2	214	.9	65.9	3.7	639
3rd Quarter	696.4	662	2.2	812.9	12.6	1,328



TABLE 28.— MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA,  
1945 — SEPTEMBER, 1948.  
(In Thousands of Tons)

Period	Lumber, Timber, Box, Crate and Cooperage Material	Gravel, Sand and Crushed Stone	Lime and Plaster	Brick and Artificial Stone	Cement	Sewer Pipe and Drain Tile	Total
1945	5,517.3	3,923.4	415.6	280.4	857.3	53.1	11,047.0
1946							
1st Quarter	1,155.6	451.0	102.7	65.6	93.4	9.6	1,877.9
2nd Quarter	1,250.6	1,220.7	130.0	91.7	426.1	15.1	3,134.1
3rd Quarter	1,834.3	1,693.6	117.8	110.3	377.4	19.0	4,152.3
4th Quarter	1,629.0	1,351.5	122.2	100.6	263.1	14.6	3,481.0
Total, 1946	5,869.4	4,716.7	472.6	368.2	1,160.0	58.4	12,645.3
1947							
January	401.9	188.3	40.5	27.6	41.8	2.9	702.9
February	394.2	168.5	34.4	24.7	42.8	3.4	668.0
March	578.8	207.6	47.2	35.2	80.5	5.0	954.3
1st Quarter	1,374.9	564.4	122.0	87.6	165.1	11.3	2,325.3
April	465.3	327.7	48.1	34.1	131.4	6.2	1,012.7
May	489.3	492.5	48.3	40.0	137.8	7.4	1,215.4
June	567.3	621.9	43.6	38.3	129.2	8.1	1,408.4
2nd Quarter	1,521.9	1,442.1	140.1	112.4	398.3	21.7	3,636.5
July	673.0	810.4	47.1	38.7	122.4	7.4	1,699.0
August	634.1	716.0	44.8	39.6	124.4	6.8	1,565.6
September	617.4	735.8	52.9	41.0	116.8	8.0	1,572.0
3rd Quarter	1,924.6	2,262.2	144.8	119.3	363.5	22.2	4,836.6
October	642.9	775.3	49.6	39.2	120.9	8.3	1,636.1
November	582.0	489.7	47.1	35.0	102.7	5.5	1,262.1
December	602.0	266.8	48.8	35.3	78.3	4.1	1,035.4
4th Quarter	1,826.9	1,531.8	145.5	109.5	301.9	17.9	3,933.6
Total, 1947	6,648.3	5,800.5	552.4	428.7	1,228.9	73.1	14,731.8
1948							
January	453.8	180.5	41.5	25.4	57.1	4.1	762.3
February	490.7	181.3	43.2	22.3	74.6	4.2	816.3
March	600.3	235.3	53.5	29.5	139.5	4.7	1,062.8
1st Quarter	1,544.8	597.1	138.2	77.2	271.2	12.9	2,641.4
April	510.5	351.2	54.9	39.6	155.9	5.3	1,117.4
May	488.0	523.8	52.6	36.5	153.6	6.9	1,261.4
June	519.2	708.8	50.3	40.1	149.9	8.6	1,476.9 <sup>(1)</sup>
2nd Quarter	1,517.7	1,583.8	157.8	116.2	459.4	20.8	3,855.7 <sup>(1)</sup>
July	622.9	801.2	51.4	43.9	143.6	9.2	1,672.2
August	633.2	828.3	56.1	39.5	141.0	8.1	1,706.1
September	—	—	—	—	—	—	1,664.9 <sup>(2)</sup>
3rd Quarter	—	—	—	—	—	—	5,042.6 <sup>(2)</sup>

(1) Revised.

(2) Preliminary estimate (see p. 82). Detailed data not yet available.

TABLE 29.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING  
MATERIAL INDUSTRIES, CANADA,(1) 1946 — SEPTEMBER, 1948.

Period	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$
1946—January	76,350	2,171	28.43
February	78,597	2,498	31.78
March	79,750	2,598	32.58
April	81,241	2,603	32.04
May	83,229	2,614	31.41
June	73,881	2,262	30.62
July	86,579	2,765	31.94
August	90,445	2,942	32.53
September	91,693	2,984	32.54
October	90,185	3,002	33.29
November	89,921	3,009	33.46
December	88,559	2,998	33.85
Annual Average	84,203	2,704	32.11
1947—January	87,901	2,710	30.83
February	90,008	3,135	34.83
March	90,805	3,238	35.66
April	91,758	3,275	35.69
May	92,998	3,339	35.90
June	97,905	3,525	36.00
July	102,440	3,658	35.71
August	105,132	3,852	36.64
September	106,048	3,894	36.72
October	103,516	3,921	37.88
November	103,760	3,978	38.34
December	101,174	3,939	38.93
Annual Average	97,787	3,539	36.19
1948—January	98,127	3,449	35.15
February	99,988	3,915	39.15
March	100,701	4,023	39.95
April	101,573	3,901	38.41
May	104,438	4,094	39.20
June(2)	105,904	4,119	38.89
July	110,041	4,377	39.77
August	110,213	4,384	39.77
September(3)	110,280	4,442	40.28

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 30. — CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945 — 1948.  
(Thousands of Dollars)

Year and Type of Investment	Sawn Lumber and Hardwood Flooring	Cement and Cement Products	Clay Products	Plumbing and Heating Equipment	Other Iron and Steel Products	Electrical Equipment	Lath, Plaster Roofing and Insulation Materials	Paint and Paint Materials	Total
1945									
Construction	4,081	345	330	208	379	26	277	553	6,199
Machinery and Equipment	2,339	376	58	354	343	68	824	238	4,600
Total	6,420	721	388	562	722	94	1,101	791	10,799
1946									
Construction	2,971	1,468	351	178	676	57	484	1,399	7,584
Machinery and Equipment	3,101	1,222	435	497	1,196	105	785	1,028	8,369
Total	6,072	2,690	786	675	1,872	162	1,269	2,427	15,953
1947									
Construction	4,011	2,134	173	391	444	122	1,128	943	9,346
Machinery and Equipment	8,811	3,290	417	1,294	1,361	183	2,007	1,057	18,420
Total	12,822	5,424	590	1,685	1,805	305	3,135	2,000	27,766
1948 <sup>(1)</sup>									
Construction	3,346	1,953	235	610	464	61	770	2,122	9,561
Machinery and Equipment	8,979	5,173	545	1,142	1,127	182	2,155	2,877	22,180
Total	12,325	7,126	780	1,752	1,591	243	2,925	4,999	31,741

(1) Forecast.

SECTION 6  
BUILDING LABOUR

TABLE 31.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON  
AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY,  
NOVEMBER, 1945 — SEPTEMBER, 1948.<sup>(1)</sup>  
(In Thousands)

Week Ending	Persons Employed			Persons Unemployed		
	Construction Industry	Non Agricultural Industries	All Industries	Construction Industry	Non Agricultural Industries	All Industries
1945—November 17	184	3,268	4,326	13	165	172
1946—February 23	154	3,229	4,312	21	207	213
June 1	241	3,428	4,702	8	123	126
August 31	267	3,543	4,860	9	115	117
November 9	244	3,662	4,733	13	110	115
1947—March 1	187	3,634	4,565	21	136	141
May 31	254	3,658	4,821	8	89	91
August 16	283	3,709	5,008	8	71	73
November 8	284	3,779	4,847	12	82	87
1948—February 21	219	3,704	4,669	33	149	156
June 5	295	3,762	4,948	7	80	82
September*4	323	3,795	5,042	8	65	67

(1) Estimated (see p. 83).

TABLE 32. — EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA, <sup>(1)</sup> 1945 — OCTOBER, 1948.

Period	Building Industry			Indexes of Employment (1939 = 100)	
	Number of Persons Employed	Aggregate Weekly Payroll (\$000)	Average Weekly Earnings \$	Building Industry	Non Agri- cultural Industries
1945 Annual Average	44,932	1,533	34.03	163.9	153.7
1946 Annual Average	65,386	2,230	33.97	234.6	152.1
1947—January	71,688	2,222	30.99	253.1	158.9
February	72,362	2,582	35.69	254.6	158.6
March	73,800	2,730	36.99	259.3	158.4
April	76,642	2,765	36.07	269.1	158.6
May	79,900	2,995	37.48	280.4	157.7
June	85,588	3,174	37.08	299.8	162.0
July	91,040	3,367	36.98	319.3	166.4
August	97,692	3,755	38.44	338.2	169.1
September	101,173	3,907	38.61	349.3	169.6
October	103,050	4,095	39.73	355.2	171.0
November	104,529	4,205	40.23	360.4	173.7
December	100,021	4,063	40.62	344.4	175.2
Annual Average	88,124	3,322	37.41	306.9	165.0
1948—January	89,706	3,139	35.00	308.7	170.1
February	85,344	3,523	41.28	293.9	166.2
March	82,758	3,489	42.16	284.9	165.8
April	84,828	3,315	39.08	290.7	163.8
May	89,385	3,695	41.34	305.8	163.7
June	98,223	3,932	40.03	334.9	168.8
July	105,709 <sup>(2)</sup>	4,317	40.84	360.2	173.8
August	110,067	4,627	42.04	374.9	176.4
September	111,768	4,817	4,272	383.9	177.2
October <sup>(3)</sup>	111,696	4,722	4,406	3,802	177.9

(1) As reported by employers with 15 or more employees.

(2) Revised.

(3) Preliminary.

TABLE 33. — NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL  
NUMBERS OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND  
WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, <sup>(1)</sup>  
1945 — OCTOBER, 1948.

Period	Number of Hourly <sup>(2)</sup> Wage-Earners	Average Number of Hours Worked Per Week	Total Number of Hours Worked Per Week (Thousands)	Average Hourly Earnings (Cents)	Average Weekly Earnings \$
1945 Annual Average	33,770	40.4	1,364	80.9	32.68
1946 Annual Average	52,899	38.7	2,057	83.4	32.28
1947—January	57,613	32.8	1,888	86.3	28.31
February	58,394	38.9	2,270	87.6	34.08
March	60,545	40.1	2,427	88.2	35.37
April	62,639	38.9	2,436	88.1	34.27
May	65,896	39.7	2,618	89.3	35.45
June	70,463	39.1	2,755	90.9	35.54
July	75,277	38.8	2,917	90.7	35.19
August	81,058	40.5	3,285	91.4	37.02
September	84,176	40.0	3,364	92.9	37.16
October	86,146	40.5	3,485	94.8	38.39
November	87,608	40.7	3,565	95.8	38.99
December	83,040	41.1	3,396	96.5	39.66
Annual Average	72,738	39.2	2,867	90.0	35.28
1948—January	73,546	33.8	2,485	96.6	32.65
February	70,878	40.1	2,845	99.3	39.82
March	68,650	41.2	2,825	99.2	40.87
April	69,418	37.6	2,610	99.1	37.26
May	73,110	40.8	2,984	98.6	40.23
June	79,047	38.8	3,069	99.6	38.64
July <sup>(3)</sup>	86,385	40.0	3,455	100.0	40.00
August	90,120	40.8	3,675	101.6	41.45
September	92,531	40.9	3,781	103.0	42.13
October <sup>(4)</sup>	91,515	41.8	3,825	103.9	43.43

(1) As reported by employers with 15 or more employees.

(2) Refers to employees paid by the hour (see p. 84).

(3) Revised.

(4) Preliminary.



TABLE 34. — UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES,  
CANADA, 1945 — OCTOBER, 1948.

As at Date of Reporting Closest to End of Month	Bricklayers		Carpenters		Painters		Plasterers		Plumbers and Pipe Fitters		Other Skilled and Semi-Skilled Construction Workers		Total Skilled and Semi-Skilled Construction Workers		Unskilled Construction Workers		Total Construction Workers	
	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants	Unfilled Vacancies	Unplaced Applicants
1945 Annual Average	787	157	3,911	2,897	1,244	1,207	183	60	588	615	701	354	7,497	5,289	4,305	1,603	11,802	6,892
1946 Annual Average	793	168	2,428	4,760	493	2,067	179	62	279	1,146	428	663	4,591	8,865	2,638	2,199	7,229	11,064
1947																		
January	631	352	530	8,173	104	4,080	134	104	222	1,098	155	984	1,776	14,791	597	2,602	2,373	17,393
April	735	242	1,615	6,313	349	1,872	135	50	238	717	367	854	3,439	10,048	3,370	7,597	6,809	17,645
July	650	56	3,152	1,362	507	537	148	12	349	344	503	257	5,309	2,568	5,660	2,769	10,969	5,337
October	614	64	2,916	1,345	180	1,041	233	10	499	232	414	251	4,856	2,943	6,906	2,642	11,822	5,585
Annual Average	622	174	1,928	4,263	296	1,769	175	40	351	508	338	610	3,710	7,363	4,419	4,858	8,129	12,221
1948																		
January	289	459	305	11,026	40	3,661	96	100	407	691	63	1,296	1,200	17,233	337	9,929	1,537	27,162
February	288	572	466	13,455	129	3,529	122	90	255	725	61	1,454	1,321	19,825	501	11,094	1,822	30,919
March	282	533	552	12,254	182	2,606	128	101	205	796	155	1,328	1,504	17,618	863	10,746	2,367	28,364
April	399	311	1,074	8,585	430	1,482	208	83	262	744	252	1,020	2,625	12,225	3,223	8,343	4,918	20,568
May	437	186	1,464	4,417	620	699	213	50	264	586	328	568	3,326	6,506	2,293	5,102	6,549	11,608
June	570	106	7,893	2,354	500	585	230	29	243	486	343	375	3,779	8,935	2,391	3,602	6,170	7,537
July	420	101	1,842	1,739	297	556	215	34	261	388	254	318	3,289	3,136	2,242	2,841	5,531	5,977
August	471	79	2,275	1,536	235	551	236	17	281	342	247	295	3,745	2,820	3,330	2,498	7,075	5,318
September	481	71	1,958	1,653	271	789	231	22	386	280	203	247	3,530	3,062	4,106	2,366	7,686	5,428
October	560	90	1,671	2,008	150	1,255	237	29	266	265	143	346	3,027	3,993	2,454	3,092	5,481	7,085

TABLE 35. — UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION  
MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, (1)  
1945 — SEPTEMBER, 1948.

Period	Bricklayers, Masons and Plasterers	Carpenters and Joiners	Painters, Decorators and Paperhangers	Plumbers and Steamfitters	Electricians	Other Construction Workers	All Construction Workers
1945 Annual Average	3.1	1.5	1.3	2.7	1.6	1.6	1.8
1946 March	3.9	3.2	.3	3.1	8.6	2.4	3.1
June	.6	1.0	0	.5	.7	1.5	.8
September	3.2	.4	.5	.1	2.5	1.0	.8
December	2.2	3.6	7.7	.4	1.1	1.8	2.6
Annual Average	2.5	2.1	2.1	1.0	3.2	1.7	1.8
1947 March	2.4	8.9	2.6	1.0	1.0	3.4	5.0
June	1.0	.3	.2	.1	1.1	.4	.4
September	.4	.7	.1	.1	.1	1.8	.8
December	2.0	9.5	7.2	.4	0	5.2	6.5
Annual Average	1.5	4.9	2.5	.4	.6	2.7	3.2
1948 March	1.8	12.8	1.5	1.2	.4	12.4	8.1
June	.3	1.0	0	3.2	1.7	3.4	1.5
September	.2	2.4	1.2	.7	1.4	.9	1.5

(1) For coverage, see p. 84.

TABLE 36. — NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945 — SEPTEMBER, 1948.

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Other Construction Workers <sup>(1)</sup>	Total Construction Workers
1945	410	7,588	4,333	81	1,550	2,761	842	17,565
1946	316	11,814	5,618	150	1,804	2,682	1,249	23,633
1947								
1st Quarter	206	7,576	2,232	74	698	658	661	12,105
2nd Quarter	27	1,597	470	19	386	422	155	3,076
3rd Quarter	22	546	313	10	182	298	67	1,438
4th Quarter	112	3,348	2,192	49	382	506	417	7,006
Total, 1947	367	13,067	5,207	152	1,648	1,884	1,300	23,625
1948								
January	343 <sup>(2)</sup>	6,299 <sup>(2)</sup>	1,852 <sup>(2)</sup>	108 <sup>(2)</sup>	362 <sup>(2)</sup>	328 <sup>(2)</sup>	1,016 <sup>(2)</sup>	10,308
February	293	5,223	1,083	61	387	356	781	8,184
March	218	3,407	613	64	437	294	461	5,494
1st Quarter	854	14,929	3,548	233	1,186	978	2,258	23,986
April	70	1,392	238	32	302	216	243	2,493
May	33	621	118	14	220	195	152	1,353
June	18	343	129	12	135	142	104	1,883
2nd Quarter	121	2,356	485	58	657	553	499	4,729
July	15	278	229	8	89	101	87	807
August	20	267	149	6	101	81	99	723
September	13	326	230	4	73	121	125	902
3rd Quarter	48	871	618	18	263	303	311	2,432

(1) Comprises foremen, inspectors, managers, structural iron workers, and other construction occupations.

(2) Estimated (see p. 84).

TABLE 37.— VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES,  
BY NUMBER IN TRAINING, CANADA, 1946 — 1948.<sup>(1)</sup>

Trade and Type of Training	1947				1948		
	Mar. 31	June 30	Sept. 30	Dec. 31	Mar. 31	June 30	Sept. 30
Bricklaying							
Vocational	460	255	129	133	151	27	4
Apprenticeship	463	547	612	677	682	653	642
Total	923	802	741	810	833	680	646
Carpentry							
Vocational	919	371	226	177	194	21	19
Apprenticeship	1,302	1,421	1,499	1,566	1,550	1,470	1,428
Total	2,221	1,792	1,725	1,743	1,744	1,491	1,447
Painting and Decorating							
Vocational	157	78	22	16	13	2	0
Apprenticeship	323	315	318	323	261	249	246
Total	480	393	340	339	274	251	246
Plastering							
Vocational	57	29	4	7	10	0	0
Apprenticeship	182	185	213	237	263	256	260
Total	239	214	217	244	273	256	260
Plumbing and Steam Fitting							
Vocational	351	185	87	71	63	7	1
Apprenticeship	1,297	1,396	1,519	1,601	1,580	1,615	1,643
Total	1,648	1,581	1,606	1,672	1,643	1,622	1,644
Electrical							
Vocational	740	323	239	215	168	48	16
Apprenticeship	1,212	1,275	1,334	1,373	1,328	1,363	1,324
Total	1,952	1,598	1,573	1,588	1,496	1,411	1,340
Sheet Metal							
Vocational	122	50	14	20	20	7	0
Apprenticeship	558	571	599	636	616	609	593
Total	680	621	613	656	636	616	593
All Trades							
Vocational	2,806	1,291	721	639	619	112	40
Apprenticeship	5,337	5,710	6,094	6,413	6,280	6,215	6,136
Total	8,143	7,001	6,815	7,052	6,899	6,327	6,176

(1) Apprenticeship figures do not include Prince Edward Island which has no organized apprenticeship training and Quebec for which no reports on apprenticeship training are available.

TABLE 38. — IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA,  
1945 — SEPTEMBER, 1948.

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Total Skilled Construction Workers	Semi-Skilled and Unskilled Construction Workers	Total Construction Workers
1945	8	264	30	2	31	65	45	445	0	445
1946	21	267	80	8	64	169	24	633	51	684
1947										
1st Quarter	11	78	29	3	18	54	9	202	28	230
2nd Quarter	18	181	41	7	28	88	13	376	32	408
3rd Quarter	54	228	63	19	56	179	58	657	125	782
4th Quarter	81	291	108	26	62	332	61	961	486	1,447
Total, 1947	164	778	241	55	164	653	141	2,196	671	2,867
1948										
January	30	78	27	7	14	60	13	229	49	278
February	15	57	13	3	8	55	8	159	88	247
March	44	96	36	11	20	71	10	288	165	453
1st Quarter	89	231	76	21	42	186	31	676	302	978
April	18	87	24	16	19	69	14	247	841	1,088
May	20	115	23	7	12	70	8	255	265	520
June	56	158	38	36	41	98	20	447	682	1,129
2nd Quarter	94	360	85	59	72	237	42	949	1,788	2,737
July	76	96	29	7	23	70	10	311	275	586
August	69	100	20	6	19	69	20	303	249	552
September	26	115	23	4	16	67	18	269	324	593
3rd Quarter	171	311	72	17	58	206	48	883	848	1,731

TABLE 39. — EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA,  
JANUARY — OCTOBER, 1948.<sup>(1)</sup>

Period	Bricklayers and Masons	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Other Skilled Construction Workers	Total Skilled Construction Workers
1948									
January	4	19	9	1	2	10	4	1	51
February	4	22	3	1	3	10	4	3	50
March	11	33	10	2	3	12	6	3	80
1st Quarter	19	74	22	4	8	32	15	7	181
April	18	42	5	2	9	14	4	3	97
May	11	39	9	1	16	10	2	4	92
June	5	21	6	5	6	9	5	3	60
2nd Quarter	34	102	20	8	31	33	11	10	249
July	11	28	14	3	6	14	10	4	90
August	9	34	7	0	10	11	9	2	82
September	12	26	8	3	5	16	4	0	74
3rd Quarter	32	88	29	6	21	41	23	6	246
October	16	45	14	4	10	12	3	9	113

(1) Data are preliminary (see p. 85).



TABLE 40. — STRIKES IN THE BUILDING INDUSTRY, CANADA,  
1945 — SEPTEMBER, 1948.

Period	Strikes	Establishments	Workers	Time Lost in Working Days
	Number	Number	Number	
1945	5	12	325	2,848
1946	12	76	892	6,535
1947—January	1	1	13	20
February	1	1	132	396
March	1	1	50	40
April	3	10	269	800
May	11	272	2,998	18,902
June	7	85	1,056	3,900
July	2	4	57	240
August	3	5	224	354
September	1	15	350	700
October	3	17	575	7,750
November	3	66	1,407	10,550
December	2	3	101	610
Total, 1947 <sup>(1)</sup>	32	391	6,057	44,262
1948—January	1	1	80	700
February	0	—	—	—
March	0	—	—	—
April	4	96	1,310	11,700
May	5	55	933	10,350
June	3	19	201	1,165
July	2	10	124	1,916
August	1	30	328	2,300
September	2	10	520	1,935
October	2	15	93	330

(1) Since some strikes overlap from one month into another, annual totals of the number of strikes, number of establishments, and number of workers involved, need not equal the sums of the respective monthly figures.

## SECTION 7

## BUILDING COSTS

TABLE 41. — INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND COMPOSITE INDEX OF BUILDING MATERIALS, CANADA,  
1945 — OCTOBER, 1948.  
(1939 = 100)

Period	Lumber	Cement	Brick	Glass	Plaster	Nails	Steel Pipe	Range Boilers	Paint Materials	Composite Index of Building Materials
1945 Annual Average	170.7	109.1	116.0	181.1	108.2	100.0	147.4	108.2	125.0	141.9
1946 Annual Average	180.3	108.7	116.0	181.1	108.2	115.5	154.5	113.8	130.2	149.5
1947—										
January	201.5	108.6	120.0	181.1	108.2	118.0	173.8	115.6	162.4	165.2
February	205.3	111.3	120.0	181.1	108.2	118.0	173.8	115.6	179.3	170.0
March	205.3	111.3	120.0	181.1	108.2	118.0	173.8	122.5	179.3	170.0
April	205.3	113.4	120.0	181.1	108.2	118.0	173.8	122.5	176.5	169.9
May	224.7	113.4	131.4	181.1	108.2	118.0	173.8	122.5	176.2	179.6
June	229.6	113.4	131.4	181.1	108.2	134.5	173.8	122.5	179.2	183.5
July	231.3	113.4	131.4	191.2	108.2	134.5	173.8	122.5	179.2	184.5
August	236.0	116.3	131.4	191.2	108.2	134.5	173.8	122.5	178.9	186.8
September	237.9	116.3	131.4	191.2	108.2	134.5	187.8	122.5	208.9	190.7
October	269.4	116.3	131.4	191.2	116.5	142.7	187.8	122.5	209.0	206.6
November	273.7	116.7	131.4	191.2	116.5	142.7	187.8	136.3	203.9	208.4
December	276.7	121.8	131.4	191.2	116.5	142.7	187.8	136.3	205.3	210.9
Annual Average	233.0	114.3	127.5	186.2	110.4	129.7	178.5	123.6	186.6	185.5
1948—										
January	275.2	122.3	131.4	191.2	116.5	142.7	187.8	136.3	206.9	209.4
February	271.1	122.3	131.4	218.0	116.5	142.7	187.8	136.3	209.0	209.5
March	271.1	122.3	131.4	218.0	116.5	142.7	187.8	136.3	207.9	207.6
April	272.6	125.5	131.4	218.0	120.7	142.7	187.8	136.3	211.8	208.9
May	281.2	128.1	131.4	218.0	120.7	142.7	200.2	136.3	211.8	214.6
June	282.8	129.2	131.4	218.0	120.7	142.7	200.2	136.3	211.4	217.1
July	283.8	129.2	131.4	218.0	120.7	136.3	200.2	136.3	211.4	217.8
August	290.1	129.2	131.4	218.0	120.7	160.7	200.2	136.3	216.6	222.2
September	291.1	130.4	131.4	218.0	120.7	160.7	217.2	153.9	211.0	223.2
October	305.3	130.4	131.4	218.0	120.7	160.7	217.2	153.9	209.0	229.5

TABLE 42.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA,<sup>(1)</sup>  
1945 — SEPTEMBER, 1948.  
(1939 = 100)

Period	Bricklayers	Carpenters	Painters	Plasterers	Plumbers	Electricians	Sheet Metal Workers	Unskilled Construction Workers	All Construction Workers	All Construction Workers (Including Holiday Pay Allowances)
1945	122.4	131.4	131.4	125.7	124.9	129.0	125.3	150.5	131.1	132.0
1946	135.0	146.5	145.8	136.6	138.1	145.0	141.8	159.8	143.9	145.1
1947										
March	139.1	146.5	145.8	145.5	138.1	145.0	141.8	164.6	145.9	147.8
June	145.3	155.6	154.7	148.8	147.2	149.9	150.6	169.3	152.7	155.8
September	153.5	159.5	156.2	153.3	150.7	153.5	155.7	181.3	158.2	161.4
December	153.5	160.8	157.7	153.3	155.2	154.7	155.7	181.3	159.6	162.8
Year	152.5	159.5	154.7	153.3	150.7	153.5	154.4	176.5	155.0	158.1
1948 <sup>(2)</sup>										
March	153.5	160.8	157.7	153.3	159.8	159.6	155.7	181.3	160.5	164.2
June	159.7	172.4	171.1	166.6	164.3	171.8	169.6	193.2	170.8	174.7
September	160.8	176.3	174.1	171.0	167.8	174.2	172.1	193.2	173.7	177.7

(1) For source and details of compilation see p. 85.  
(2) Preliminary.

TABLE 43.—COMPOSITE INDEX OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES  
IN CONSTRUCTION TRADES, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND  
INDEXES OF COST OF LIVING AND RENT, CANADA, 1945 — OCTOBER, 1948.  
(1939 = 100)

Period	Building Materials and Wage Rates (1)	All Commodities	Cost of Living	Rent
1945 Annual Average	137.8	137.4	117.7	108.0
1946 Annual Average	147.7	144.2	121.8	108.6
1947—January	—(2)	151.5	125.1	109.2
February	—(2)	156.9	125.9	109.2
March	160.7	160.2	127.0	109.2
April	—(2)	163.5	128.7	109.2
May	—(2)	166.7	131.1	111.2
June	171.9	169.8	132.9	113.5
July	—(2)	171.2	133.9	113.5
August	—(2)	173.5	134.6	113.5
September	178.5	177.7	137.3	113.5
October	—(2)	184.7	140.1	115.5
November	—(2)	189.0	141.5	115.5
December	190.8	190.3	143.8	115.5
Annual Average, 1947	174.1	171.2	133.5	112.4
1948—January	—(2)	194.8	146.1	115.5
February	—(2)	195.4	147.9	115.5
March	189.5	194.8	148.6	115.5
April	—(2)	196.9	149.4	116.5
May	—(2)	198.9	151.0	116.5
June	199.4	201.5	152.0	116.5
July	—(2)	201.6	154.6	116.5
August	—(2)	209.3	155.2	116.5
September	204.2	209.8	156.6	116.6
October	—(2)	211.1	157.2	116.6

(1) For weighting and method of compilation see p. 86.

(2) Not available.

TABLE 44.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY  
NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF  
MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA,  
1946 — OCTOBER, 1948.

Period of Completion	Number of Months under Construction(1)					Average Number of Months under Construction
	1 - 3	4 - 6	7 - 9	10 - 12	More than 12	
	(per cent)	(per cent)	(per cent)	(per cent)	(per cent)	
1946	—	—	—	—	—	11
1947	—	—	—	—	—	8
1948						
January	4	25	47	12	12	7.3
February	10	24	42	17	7	7.1
March	3	28	42	18	9	7.5
April	4	36	40	16	5	7.7
May	14	26	33	20	7	7.2
June	27	19	32	14	8	6.8
July	40	14	25	11	10	6.1
August	36	29	10	13	12	6.2
September	38	37	9	8	8	5.4
October	24	48	9	9	10	6.1

(1) Not available for 1946 and 1947.

SECTION 8  
BUILDING INDUSTRY

TABLE 45.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES,  
AND IN ALL INDUSTRIES, CANADA, 1945 — SEPTEMBER, 1948.

Period	Construction Industry			Building Material Industries			All Industries		
	Number of Bankruptcies(1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies(1)	Assets (\$000)	Liabilities (\$000)	Number of Bankruptcies(1)	Assets (\$000)	Liabilities (\$000)
1945	56	248	645	12	105	290	264	1,650	3,792
1946									
1st Quarter	4	11	25	0	—	—	55	899	1,546
2nd Quarter	6	9	21	1	30	40	53	604	1,072
3rd Quarter	12	65	133	0	—	—	64	1,131	1,649
4th Quarter	13	273	401	2	11	16	97	777	1,717
Total, 1946	35	358	580	3	41	56	169	3,411	5,984
1947									
1st Quarter	12	101	152	7	158	337	109	1,049	1,610
2nd Quarter	18	241	577	9	346	403	137	1,956	3,255
3rd Quarter	13	25	69	4	45	62	122	1,663	2,764
4th Quarter	10	215	305	9	329	305	141	2,326	3,478
Total, 1947	53	581	1,102	29	878	1,107	509	6,994	11,107
1948									
1st Quarter(2)	15	199	429	6	323	382	198	2,265	4,005
2nd Quarter(2)	14	30	101	7	445	417	213	3,455	4,245
3rd Quarter(2)	17	272	443	9	353	407	169	2,746	4,805

(1) See p. 86.



TABLE 46.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES,  
CANADA, 1945 — OCTOBER, 1948,  
(1939 = 100)

Period	Sixteen Building Material Companies	Seventy-six Industrial Companies
1945 Annual Average.....	118.0	102.7
1946 Annual Average.....	152.2	119.1
1947—January.....	144.5	108.8
February.....	147.8	112.3
March.....	142.6	108.8
April.....	139.2	107.1
May.....	138.8	107.0
June.....	138.1	108.1
July.....	139.0	110.3
August.....	137.3	108.3
September.....	135.2	106.6
October.....	136.2	108.6
November.....	140.6	110.7
December.....	138.5	110.0
Annual Average.....	139.8	108.9
1948—January.....	134.9	111.8
February.....	124.6	105.3
March.....	123.5	105.0
April.....	134.3	113.7
May.....	144.9	121.6
June.....	146.6	126.0
July.....	141.9	121.7
August.....	139.5	118.5
September.....	139.1	118.6
October.....	142.3	127.6



PART III

SOURCES AND EXPLANATORY NOTES



## SOURCES AND EXPLANATORY NOTES

Sources and explanatory notes are organized in the order of the factual material referred to in Parts I and II. Where figures are rounded to the nearest thousand or million, totals do not necessarily equal the sum of their constituent items. Frequent references are made to the Dominion Bureau of Statistics and to the Central Mortgage and Housing Corporation. In the following notes these organizations are designated by the abbreviations, "D.B.S.", and "C.M.H.C." respectively.

### PART I CHARTS

FIGURE 1.—STARTS AND COMPLETIONS OF NEW PERMANENT HOUSING UNITS, CANADA, JANUARY-SEPTEMBER, 1948.

Chart based on data shown in Table 3.

FIGURE 2.—NUMBER OF NEW HOUSING UNITS APPROVED, NATIONAL HOUSING ACT, 1944, 1947 and 1948.

Chart based on data shown in Table 7.

FIGURE 3.—VOLUME OF PRODUCTION OF TWENTY-EIGHT BUILDING MATERIALS, FIRST NINE MONTHS, 1947 AND 1948.

Chart based on data shown in Table 24.

### PART II TABULAR MATERIAL

TABLE 1.—NUMBER OF BIRTHS, DEATHS AND MARRIAGES, CANADA, 1945—SEPTEMBER, 1948.

Data for 1945 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Final Figures, 1945*, D.B.S. Data for 1946 obtained by courtesy of Vital Statistics Section, Division of Social Welfare, D.B.S. Data for 1947 obtained from *Preliminary Annual Report, Vital Statistics of Canada, Tentative Figures, 1947*, D.B.S. Data for 1948 obtained from *Monthly Report of Births, Marriages and Deaths in Canada*, D.B.S.

TABLE 2.—NUMBER OF IMMIGRANTS TO CANADA, BY SEX, MARITAL STATUS AND AGE GROUP, 1945—SEPTEMBER, 1948.

Data compiled by courtesy of D.B.S. from data supplied by the Immigration Branch, Department of Mines and Resources.

TABLE 3.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED AND UNDER CONSTRUCTION, CANADA, 1945—OCTOBER, 1948.

Sources of data shown in Table 3 are as follows:

945 *Housing Statistics, 1946*, D.B.S.

946 Data for completions obtained from *Dwelling Units and New Buildings Containing Dwelling Units Reported by Municipalities and other Areas as Completed in the Nine Months Ending September 30, 1947*, D.B.S.

Data for units under construction at the end of 1946 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

947 Data for completions obtained from *Supplement to Housing Statistics, 1947*, D.B.S.

Data for units under construction at the end of 1947 obtained from *Housing Bulletin No. 1*, March, 1948, D.B.S.

Data for starts during 1947 estimated by Economic Research Department, C.M.H.C. from figures supplied by Public Finance Statistics Division, D.B.S.

948 Data for January-October obtained from monthly issues *Housing Bulletin*, D.B.S.

Data for housing units completed in Canada during 1945, 1946 and 1947 are based on returns received from 623 municipalities out of a total of 3,845 or approximately 66 per cent of the total population of incorporated municipalities. For detailed explanation of coverage and statistical technique used see *Housing Statistics*, 1946, D.B.S.

Estimates for 1948 are based on the results of a nation-wide survey carried out each month by D.B.S. with the co-operation of C.M.H.C. All metropolitan areas and urban centres with a population of 5,000 or more are enumerated completely. Approximately 400 sample areas lying outside these municipalities are also chosen for complete enumeration.

The number of units under construction as shown for the end of October, 1948, does not equal the number shown as under construction at the end of 1947 plus starts during the first 10 months of 1948 less completions during the first 10 months of 1948. The figures for units under construction are subject to adjustment each month because of errors in the designation of starts between single and multiple units, and also because of the cancellation of some starts reported in previous months.

TABLE 4.—NUMBER OF NEW HOUSING UNITS STARTED, COMPLETED, AND UNDER CONSTRUCTION IN METROPOLITAN AREAS AND MUNICIPALITIES OF 5,000 POPULATION AND OVER, CANADA, 1946—SEPTEMBER, 1948.

Data for 1947 compiled by the Program Section, Construction Division, C.M.H.C. Data for 1948 compiled by the Program Section, Construction Division, C.M.H.C. and the Housing Research Section, Central Research and Development Division, D.B.S. The number of units under construction at the end of September, 1948, need not equal the sum of all units started less total completions, owing partly to the fact that some single unit starts are reported as double and vice versa, but chiefly because there are some starts which are later cancelled and never become completions.

TABLE 5.—NEW RESIDENTIAL CONSTRUCTION, BUILDING PERMITS ISSUED IN 204 MUNICIPALITIES, CANADA, 1945—SEPTEMBER, 1948.

Data for 1945—February, 1947, obtained from annual and monthly issues of *Building Permits Issued in Canada*, Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S. Data for March—December, 1947, compiled by the Economic Research Department, C.M.H.C., from returns made to D.B.S. Data for January—September, 1948, provided by courtesy the Construction Statistics Section, Census of Industry and Merchandising Division, D.B.S.

The 204 municipalities reporting to D.B.S. represent some 5,257,000 persons, or 46 per cent of the total population of Canada as at the date of the 1941 Census.

The number of new dwelling units includes conversions.

Data for May, 1948, based on returns from 203 municipalities, June 202; July 202; August 203; September 202.

TABLE 6.—NEW RESIDENTIAL CONSTRUCTION, CONSTRUCTION CONTRACTS AWARDED, CANADA, 1945—OCTOBER, 1948.

Data obtained from monthly issues of *The Building Reporter*, published by Hugh C. McLean Publications Limited, Toronto.

Contracts awarded may be used as an indicator of trends but they are liable to misinterpretation if used as indicators of total volume of residential activity. They relate only to projected work which may or may not be commenced. Coverage is apt to vary over a period of time.

Data on the number of *new housing units* estimated to be involved in contract awards for apartments which replace the series on *apartment blocks* shown in *The Building Reporter* have been derived by the application of a conversion factor to the value of contract awards for apartments made during the periods shown. This has been done to make the data more comparable with the series on building permits issued.

The conversion factor used is simply the average construction cost per dwelling unit of an apartment of the solid masonry type (brick facing and masonry blocks) prevailing throughout Canada during the first six months of 1946 as outlined in the study *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, Ottawa, 1946, pp. 40-41. 1946 construction costs for the units are estimated at \$6,053, of which \$3,178 are material costs, \$2,270 are on-site labour costs and \$605 are



overhead and profits. For the 1947 and 1948 conversion factor, this 1946 figure was adjusted monthly according to variations in the wholesale price index of building materials. Additional adjustments were made in accordance with quarterly estimates of changes in building labour wage rates.

TABLE 7.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, NUMBER AND AMOUNT OF GROSS LOANS APPROVED AND NUMBER OF HOUSING UNITS FINANCED, CANADA, FEBRUARY, 1945—OCTOBER, 1948.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 8.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, GROSS LOANS APPROVED BY TYPE OF LOAN, CANADA, JANUARY-SEPTEMBER, 1947 AND 1948.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 9.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, ANALYSIS OF GROSS LOANS APPROVED SHOWING AVERAGE ESTIMATED COST, LENDING VALUE, AMOUNT OF LOAN, FLOOR AREA, AND CONSTRUCTION COST PER SQUARE FOOT, BY TYPE OF HOUSING UNIT, CANADA, JANUARY-SEPTEMBER, 1947 AND 1948.

Data compiled by the Economic Research Department, C.M.H.C.

TABLE 10.—LENDING OPERATIONS UNDER THE NATIONAL HOUSING ACT, 1944, HOME EXTENSION LOAN GUARANTEES APPROVED, CANADA, APRIL, 1946—SEPTEMBER, 1948.

Data compiled by the Mortgage Department, C.M.H.C.

TABLE 11.—OPERATIONS UNDER THE EMERGENCY SHELTER REGULATIONS, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS, AND FINANCIAL ASSISTANCE GRANTS, CANADA, DECEMBER 19, 1944—SEPTEMBER, 1948.

TABLE 12.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, COMPLETED CONSTRUCTION AND ACTUAL EXPENDITURE, CANADA, APRIL, 1941—SEPTEMBER, 1948.

Data to the end of 1946 compiled by Wartime Housing Limited.

Financial data for 1947—September, 1948, compiled by the Accounting Division, C.M.H.C. Other data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 13.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, CONSTRUCTION UNDER CONTRACT, BY UNITS, CANADA, 1945—OCTOBER, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 14.—VETERANS' HOUSING PROJECTS BY CENTRAL MORTGAGE AND HOUSING CORPORATION, HOUSING UNITS UNDER CONTRACT BY TWENTY-THREE STAGES OF CONSTRUCTION, CANADA, SEPTEMBER AND DECEMBER, 1947, SEPTEMBER, 1948.

Data compiled by the Program Section, Construction Division, C.M.H.C.

TABLE 15.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, NUMBER AND AMOUNT OF APPROPRIATIONS AND APPLICATIONS FOR ASSISTANCE APPROVED, BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs.

Data cover housing operations only under the Veterans' Land Act, 1942, from the date of the first loan approved, September 23, 1943, to the end of September, 1948. Operations prior to September, 1943, consisted mainly of land and building material acquisitions for future operations. In this issue revised data are shown for expenditures and applications for assistance approved with respect to individual and sub-division projects under the small holdings provisions. The data shown in previous issues of *Housing in Canada* contained an element of duplication between these two types of project.

TABLE 16.—OPERATIONS UNDER THE VETERANS' LAND ACT, 1942, COMPLETED CONSTRUCTION, CONSTRUCTION IN PROGRESS AND EXPENDITURE BY TYPE OF PROJECT, CANADA, SEPTEMBER 23, 1943—SEPTEMBER, 1948.

Special compilation by the Statistical Division, Administrative Services, Veterans' Land Act, Department of Veterans' Affairs. In this issue revised data are shown for expenditures with respect to individual and sub-division projects under the small holdings provisions. The data shown in previous issues contained an element of duplication between these two types of project.

TABLE 17.—ARMED SERVICE MARRIED QUARTERS, PERMANENT AND TEMPORARY HOUSING, NUMBER STARTED, COMPLETED, AND UNDER CONSTRUCTION, CANADA, 1947—SEPTEMBER, 1948.

Data obtained by courtesy the Joint Services Accommodation Committee, Department of National Defence. Figures compiled by the construction branches of the Department of National Defence.

Construction expenditure for permanent housing in the second and third quarters, 1948, includes R.C.A.F. expenditure for temporary housing.

No land costs are shown because the units were constructed on crown-owned property.

The designation "temporary units" refers to conversions but excludes emergency conversions. The number of temporary housing units shown as under construction at the end of September, 1948, has been reduced by 63, owing to the cancellation of 63 conversions during the third quarter.

TABLE 18.—LENDING OPERATIONS UNDER THE CANADIAN FARM LOAN ACT, 1927, CANADA, MAY, 1929—SEPTEMBER, 1948.

Data compiled by the Canadian Farm Loan Board, Department of Finance.

TABLE 19.—LENDING OPERATIONS UNDER THE FARM IMPROVEMENT LOANS ACT, 1944, CANADA, MARCH, 1945—SEPTEMBER, 1948.

Data obtained by courtesy of the Supervisor, The Farm Improvement Loans Act, Department of Finance.

TABLE 20.—NUMBER OF HOUSING UNITS FOR WHICH PRIORITY ASSISTANCE FOR BUILDING MATERIALS HAS BEEN APPROVED, BY TYPE OF PROJECT, CANADA, AUGUST 23, 1945—OCTOBER, 1948.

Data to July, 1947, compiled by the Economic Research and Development Branch, Department of Trade and Commerce. Data for August, 1947—October, 1948, compiled by the Priorities Branch, Department of Reconstruction and Supply.

TABLE 21.—APPROVED APPLICATIONS FOR DOUBLE DEPRECIATION ON RENTAL HOUSING PROJECTS, CANADA, JUNE, 1947—OCTOBER, 1948.

Data compiled by Economic Research Department, C.M.H.C. In June, 1948, one project comprises 18 housing units, 8 stores and 1 garage. In this month average estimated costs are based on dwellings, stores and garages. Construction cost per square foot is based on one project only, as cost of housing units are not shown separately from costs of stores and garage for the other project.

TABLE 22.—GROSS MORTGAGE LOANS ON REAL ESTATE APPROVED BY LENDING INSTITUTIONS, BY TYPE OF LOAN, CANADA, 1947—SEPTEMBER, 1948.

Data compiled by the Economic Research Department, Central Mortgage and Housing Corporation, from monthly reports submitted by 122 lending institutions, comprising 36 life insurance companies, 40 trust companies, 28 loan companies, 6 fire insurance companies, and 12 fraternal societies. These companies advanced 95 per cent of the total cash disbursements on mortgage loan account for Canadian real-estate made by all companies of these types in 1946.

TABLE 23.—GROSS MORTGAGE LOANS APPROVED ON NEW NON-FARM HOUSING CONSTRUCTION, BY TYPE OF LENDING INSTITUTION, AND BY TYPE OF HOUSING UNIT, CANADA, 1947—SEPTEMBER, 1948.

Data compiled by Economic Research Department, Central Mortgage and Housing Corporation. Source is the same as for Table 22.

TABLE 24.—VOLUME OF PRODUCTION OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.

Sources of data for building materials listed in Table 24 are as follows:

**Sawn Lumber:**

- 1945 By courtesy the Timber Controller, Department of Reconstruction and Supply.
- 1946 By courtesy the Timber Controller, Department of Reconstruction and Supply.
- 1947 *Production, Shipments and Stocks on Hand of Sawmills, January, 1948*, D.B.S.
- 1948 Monthly issues *Production, Shipments and Stocks on Hand of Sawmills*, D.B.S.

**Hardwood Flooring:**

- 1946—1948 By courtesy the Timber Controller, Department of Reconstruction and Supply. The unit measure, square foot, represents a surface measure, plus an allowance for waste, irrespective of thickness.

**Wood Fibre Insulating Board:**

- 1945 By courtesy the Forest Products Statistics Section, D.B.S.
- 1946—1948 Monthly issues *Rigid Insulating Board Industry*, D.B.S.

**Structural Steel:**

- 1946—1948 By courtesy the Steel Controller, Department of Reconstruction and Supply. Structural include T-bars, Z-bars, H-beams, I-beams, uprights, angles, etc. where any one leg of the section is 3 inches or over.

**Wire Nails and Spikes:**

- 1945—1946 Annual issues *The Wire and Wire Goods Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Nails, Tacks and Staples*, D.B.S.

**Building Brick:** Data relate to face and common clay brick.

- 1945—1948 Estimates prepared by Economic Research Department, C.H.M.C., based on actual production reported to D.B.S. by 55 producers accounting for approximately 97 per cent of brick shipments during 1945.

Data on production of brick, 1946-1948 shown in *Canadian Statistical Review*, D.B.S., represent production of these firms only.

**Structural Tile:**

- 1945—1948 *Monthly Report on Clay Products Made from Canadian Clays*, D.B.S.

**Rock Wool Batts:**

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Rock Wool*, D.B.S.

**Granulated and Loose Rock Wool:**

- 1945—1946 Annual issues *The Stone Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Rock Wool*, D.B.S.

**Cement:**

- 1945—1946 Annual issues *The Cement Manufacturing Industry in Canada*, D.B.S.
- 1947—1948 Monthly issues *Cement*, D.B.S.

**Concrete Blocks:**

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

**Cement Pipe and Tile:**

- 1946 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.
- 1947—1948 Monthly issues *Concrete Building Blocks and Cement Pipe*, D.B.S.

**Warm Air Furnaces:**

- 1945—1946 *The Cooking and Heating Apparatus Industry in Canada, 1946*, D.B.S.
- 1947—1948 Monthly estimates prepared by Economic Research Department, C.M.H.C., based on returns made to D.B.S. from firms accounting for about 89 per cent of production in 1946.



**Domestic Heating Boilers:**

1945—1946 Annual issues *The Cooking and Heating Apparatus Industry in Canada*, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Cast-Iron Radiators:**

1945—1946 Annual issues *The Boilers, Tanks and Plate Work Industry in Canada*, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Hot Water Storage Tanks:**

1945—1946 Annual issues *The Sheet Metal Products Industry in Canada*, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Electric Hot Water Tank Heaters:**

1945—1946 *The Cooking and Heating Apparatus Industry in Canada*, 1946, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Asphalt Shingles:**

1945 *Asphalt Roofing Industry, December, 1947*, D.B.S.  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

**Asphalt Rolls:**

1945 *Asphalt Roofing Industry, December, 1947*, D.B.S.  
1946—1948 By courtesy the Forest Products Statistics Section, D.B.S.

**Gypsum Wallboard:**

1945—1946 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Gypsum Plaster:**

1945—1946 Annual issues *The Gypsum Industry in Canada*, D.B.S.  
1947—1948 By courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**Builders' Hardware:**

1945—1946 *The Hardware, Tools and Cutlery Industry in Canada*, 1946, D.B.S.  
1947—1948 Estimates prepared by Economic Research Department, C.M.H.C., based on factory sales reported to D.B.S. by firms accounting for 67 per cent of total sales made in 1946.

Data for cast-iron soil pipe, cast-iron pressure pipe and fittings, steel pipe and fittings, flue linings, vitrified sewer pipe, electrical wire and wiring devices, gypsum lath and sanitary ware obtained by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S. Bath tub production, 1945, estimated on the basis of returns made to D.B.S. from firms accounting for 78 per cent of production in 1946 and 1947.

**TABLE 25.—SALES AND STOCKS OF SELECTED BUILDING MATERIALS, CANADA, 1947—SEPTEMBER, 1948.**

Data based on monthly reports supplied by courtesy the Mining, Metallurgical and Chemical Statistics Section, D.B.S.

**TABLE 26.—VOLUME OF IMPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.**

Data obtained from monthly issues of *Trade of Canada—Imports Entered for Consumption*, Department of Trade and Commerce.

**TABLE 27.—VOLUME OF EXPORTS OF SELECTED BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.**

Data obtained from monthly issues of *Trade of Canada—Exports—Canadian Produce*, Department of Trade and Commerce.

Data on lumber exports include planks, boards and squared timber.

Data for lumber in monthly issues of the *Canadian Statistical Review*, D.B.S., include planks and boards only.

**TABLE 28.—MOVEMENT BY RAIL OF BUILDING MATERIALS, CANADA, 1945—SEPTEMBER, 1948.**

Data to August, 1948, obtained from monthly issues of *Monthly Traffic Report of Railways of Canada*, D.B.S. Total tonnage for September, 1948, estimated on the basis of car loadings during that month as reported in weekly issues of *Car Loadings*, D.B.S.

TABLE 29.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING MATERIAL INDUSTRIES, CANADA, 1946—SEPTEMBER, 1948.

Data compiled by the Economic Research Department, C.M.H.C., from information supplied by courtesy of the Employment and Payrolls Statistics Section, D.B.S.

Data are based on monthly reports from employers with 15 or more employees. The materials covered include: lumber, brick, tiles, paints, pigments, varnishes, building blocks, roofing and sheathing paper, prefabricated houses, stoves, heaters, furnaces iron pipe, sheet metal, wallboards, structural iron and steel fabrication, builders' hardware, glass, lime, gypsum products, cement, asbestos building materials, sanitary ware, rock wool, sand and gravel.

TABLE 30.—CAPITAL EXPENDITURES IN BUILDING MATERIAL INDUSTRIES, CANADA, 1945-1948.

Data prepared by the Economic Research and Development Branch, Department of Trade and Commerce, from information collected by the Dominion Bureau of Statistics.

The estimates of capital expenditure were based on returns from a selected group of establishments covering in the main those with an annual gross value of output equal to or in excess of \$50,000.

The estimates of expenditures for 1948 are based on a survey of investment intentions conducted early in the year and a mid-year review.

Some of the reporting establishments which are in the building materials field produce other commodities as well, which are not classed as building materials. In such cases of joint production the proportion of investment allocated to the building materials field is estimated on the basis of the proportion of the gross value of output deriving from building material production. In terms of gross value of output a significant degree of joint production occurs in only 16 per cent of the establishments covered.

The building material industries comprise firms producing the following items: cement, building brick, flue linings, vitrified sewer pipe, sawn lumber, hardwood flooring, wood fibre insulating board, builders' hardware, warm air furnaces, domestic heating boilers, cast-iron radiators, hot water storage tanks, electric hot water tank heaters, asphalt shingles, asphalt rolls, cast-iron soil pipe, steel pipe, wire nails and spikes, gypsum wall board, gypsum lath, gypsum plaster, single-pole switches, duplex and single receptacles, outlet boxes, non-metallic sheathed cable, bath tubs, sinks, wash basins, concrete brick, concrete building blocks, cement sewer pipe, drain pipe and culvert tile, structural tile, drain tile, sand lime brick, granulated rock wool, bulk or loose rock wool, gypsum block and tile, tar and asphalt felts, tar and asphalt sheathings, wrought iron pipes and fittings, lead pipe ( $\frac{3}{4}$ " water service), copper tubing (water service), closet bowls, closet tanks, toilet seats, structural steel shapes, cast-iron water pipe, rock wool batts, paints, pigments, and varnishes.

TABLE 31.—EMPLOYMENT AND UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, NON AGRICULTURAL INDUSTRIES, AND ALL INDUSTRIES, CANADA, QUARTERLY, NOVEMBER, 1945—SEPTEMBER, 1948.

The data in this table are based on the results of sample surveys undertaken by D.B.S. on an approximate quarterly basis. Results of these samples are published in periodic issues of *The Labor Force Bulletin*, D.B.S.

The estimates in Table 31 are subject to sampling error. In general, the smaller the estimate the larger the relative sampling error. In the case of unemployment estimates in the construction industry the percentage error is apt to be quite high, and reliance can be placed on these figures only with careful reservations. The coefficient of variation for estimates of employment in the construction industry is estimated at 6 per cent. Roughly this means that there are about two chances out of three that the sampling error will be less than 6 per cent; and about one chance in twenty that it will amount to more than 12 per cent.

It should be borne in mind that the construction industry referred to in Table 31, includes engineering as well as building construction, whereas the following tables, numbers 32 and 33 cover the building industry only.

TABLE 32.—EMPLOYMENT AND WEEKLY PAYROLLS IN THE BUILDING INDUSTRY AND INDEXES OF EMPLOYMENT IN THE BUILDING AND NON AGRICULTURAL INDUSTRIES, CANADA, 1945—OCTOBER, 1948.

Compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Indexes of employment converted from a 1926 to a 1939 base. The data are published monthly in issues of the *Employment Situation*, D.B.S.

TABLE 33.—NUMBER OF HOURLY WAGE-EARNERS, AVERAGE AND TOTAL, NUMBER OF HOURS WORKED PER WEEK, AVERAGE HOURLY AND WEEKLY EARNINGS, BUILDING INDUSTRY, CANADA, 1945—OCTOBER, 1948.

Data compiled by the Employment Statistics Section, D.B.S., from reports made by employers with 15 or more employees. Data are published monthly in *Statistics of Average Hours Worked and Average Hourly Earnings*, D.B.S.

The number of hourly wage-earners comprises workers who are employed by the hour and excludes salaried personnel and other employees whose earnings are not directly dependent on the number of hours worked. Consequently the total number of hourly wage-earners shown in this table is smaller than the number of persons employed as shown in Table 32.

The statistics on hours worked include overtime as well as the hours put in by part-time and casual workers. Hours credited to persons on leave with pay are also included.

The average hourly and weekly earnings shown represent gross earnings before deduction for taxes, unemployment insurance, etc.

TABLE 34.—UNFILLED VACANCIES AND UNPLACED APPLICANTS IN CONSTRUCTION TRADES, CANADA, 1945—OCTOBER, 1948.

Compiled by the Research and Statistics Branch, Department of Labour, based on weekly reports submitted by local offices of the Unemployment Insurance Commission.

TABLE 35.—UNEMPLOYMENT IN THE CONSTRUCTION INDUSTRY, PERCENTAGE OF TRADE UNION MEMBERSHIP UNEMPLOYED, BY TRADE, CANADA, 1945—SEPTEMBER, 1948.

Data obtained by courtesy the Research and Statistics Branch, Department of Labour. The figures are based on returns from trade unions reporting to the Department of Labour. The number of unions reporting varies from one period to another with consequent variations in the membership upon which the percentage of unemployment is based.

The annual percentages of membership unemployed represent averages of the percentages unemployed at the end of each quarter.

Unemployment in this tabulation refers only to involuntary idleness, due to economic causes. Persons who are without work because of illness, a strike, or a lockout, or who are engaged in work outside their own trade, are not considered unemployed.

Although trade union membership itself may be affected by conditions of employment over long periods, the percentages of trade union members unemployed are useful indicators of unemployment in the occupations covered. These data are supplementary to data on employment and unemployment of workers in the construction industry shown in Tables 31, 34 and 36.

TABLE 36.—NUMBER OF MALE WORKERS IN CONSTRUCTION TRADES APPLYING FOR UNEMPLOYMENT INSURANCE BENEFITS AND ESTABLISHING BENEFIT YEARS, CANADA, 1945—SEPTEMBER, 1948.

Data compiled by the Unemployment Insurance Statistics Section, D.B.S. The distribution of the total for January, 1948, was estimated by the Economic Research Department, C.M.H.C., based on partial data available from D.B.S.

A person who has made at least 180 days' contribution into the Unemployment Insurance fund, during the two year period immediately preceding a claim for benefits, establishes a benefit year. The series on the number of male workers in the construction industry applying for unemployment insurance benefits and establishing benefit years may be used as an index of unemployment supplementary to data shown in Tables 31, 34 and 35.



The chief limitations of the data in Table 36 as an index of unemployment are as follows: (1) coverage is confined to male workers in construction occupations who come under the terms of the Unemployment Insurance Act, 1941; to the end of 1947 these comprise employees on salary who earn less than \$2,400 annually, employees paid by the hour or by the day, and employees paid by the week unless they earn more than \$3,120 annually and apply for exemption from the Act; since January 1, 1948, salaried personnel earning less than \$3,120 have come under the Act; there are therefore a number of construction workers not covered in this tabulation; (2) not all unemployed workers have made 180 days' contributions prior to their period of unemployment; (3) a worker who is unemployed twice during a 12 month period does not as a rule establish a benefit year the second time; (4) the establishment of a benefit year does not give an indication of the duration of unemployment.

TABLE 37.—VOCATIONAL AND APPRENTICESHIP TRAINING IN CONSTRUCTION TRADES, BY NUMBER IN TRAINING, CANADA, 1946-1948.

Data compiled by the Vocational Training Branch, Department of Labour.

TABLE 38.—IMMIGRATION OF CONSTRUCTION WORKERS, BY TRADE, CANADA, 1945—SEPTEMBER, 1948.

Compiled by the Economic Research Department, C.H.M.C., from data supplied by courtesy of D.B.S. and the Immigration Branch, Department of Mines and Resources.

TABLE 39.—EMIGRATION OF SKILLED CONSTRUCTION WORKERS, BY TRADE, CANADA, JANUARY—OCTOBER, 1948.

This series is new and shows the number of persons who applied to the Foreign Exchange Control Board for change of status from resident to non-resident with the intentions of leaving the country permanently. The data cover skilled construction workers only, with no separate information available on semi-skilled and unskilled construction workers who are lumped with "general labour". The monthly figures are by "date of application" and there is usually a time lag of a month or two between this date and the actual date of departure of the emigrant. The series is concurrently in the process of being checked and developed further. As revised data become available, they will replace the preliminary series shown here. The data are supplied by courtesy of the Dominion Bureau of Statistics and the Foreign Exchange Control Board, the compilations being prepared by the Dominion Bureau of Statistics on the basis of information supplied by the Foreign Exchange Control Board.

TABLE 40.—STRIKES IN THE BUILDING INDUSTRY, CANADA, 1945—OCTOBER, 1948.

Data obtained from monthly issues of *The Labour Gazette*, Department of Labour.

TABLE 41.—INDEXES OF WHOLESALE PRICES, SELECTED BUILDING MATERIALS AND COMPOSITE INDEX OF BUILDING MATERIALS, CANADA, 1945—OCTOBER, 1948.

Composite indexes of wholesale prices of building materials obtained from monthly issues of *Prices and Price Indexes*, D.B.S. Indexes of specific commodities obtained by courtesy of the Prices Statistics Section, D.B.S. All data converted from a 1926 to a 1939 base.

- (1) Brick index refers to 'dry-pressed face to No. 1, F.O.B. Works, Montreal'.
- (2) Glass index refers to '188, single diamond, 40 U.I.'
- (3) Plaster index refers to 'hardwall plaster, neat, F.O.B. Works, Ontario'.
- (4) Steel pipe index refers to 'steel pipe, butweld, 1" diam., basing point wholesale to distributors'.
- (5) Range boiler index refers to 'range boilers, 30 gallon capacity, F.O.B. Works, Toronto and Montreal'.
- (6) Composite Index of Building Materials is based on 111 building and construction commodities.

TABLE 42.—INDEXES OF AVERAGE HOURLY WAGE RATES IN CONSTRUCTION TRADES, CANADA, 1945—SEPTEMBER, 1948.

Annual indexes for "all construction workers", 1945-1947, obtained from *Labour Gazette*, September, 1948. Individual trade indexes for 1945 and 1946 obtained by courtesy

of the Research and Statistics Branch, Department of Labour. Quarterly estimates of indexes 1947 and 1948, and annual estimate for individual trades, 1947, prepared by the Economic Research Department, C.M.H.C., on the basis of wage rate data supplied by courtesy of the Industrial Relations Branch, Department of Labour. The index for "all construction workers (including holiday pay allowances)" is based on the index for "all construction workers" plus an allowance for holiday pay based on information supplied by courtesy of the Research and Statistics Branch, Department of Labour.

The quarterly indexes for "all construction workers" are based on the individual trade indexes weighted according to the value of the on-site labour of each trade engaged in residential building, as estimated in *The Labour Value of the Building Dollar*, Department of Reconstruction and Supply, 1943, p. 29. The percentage weights are as follows: Bricklayers and masons, 7 per cent; carpenters, 37 per cent; painters, 5 per cent; plasterers, 9 per cent; plumbers, 13 per cent; electricians, 3 per cent; sheet metal workers, 3 per cent; unskilled workers, 23 per cent.

TABLE 43.—COMPOSITE INDEX OF WHOLESALE PRICES OF BUILDING MATERIALS AND WAGE RATES IN CONSTRUCTION TRADES, WHOLESALE PRICE INDEX OF ALL COMMODITIES, AND INDEXES OF COST OF LIVING AND RENT, CANADA, 1945—OCTOBER, 1948.

Indexes of wholesale prices of all commodities, cost-of-living, and rent, obtained from issues of *Prices and Price Indexes*, D.B.S.

Composite index of all commodities is based on 510 commodities.

The index of construction materials and wage rates represents a weighted average of the composite index of wholesale prices of building materials shown in Table 41 and the index of average hourly wage rates of all construction workers (including holiday pay allowances) shown in Table 42. The materials index is weighted 58.3 and the wages index 41.7 in accordance with the ratios established in *Manpower and Material Requirements for a Housing Program in Canada*, Department of Reconstruction and Supply, 1946, p. 36.

TABLE 44.—PERCENTAGE DISTRIBUTION OF NEW COMPLETED HOUSING UNITS BY NUMBER OF MONTHS UNDER CONSTRUCTION, AND AVERAGE NUMBER OF MONTHS UNDER CONSTRUCTION, BY MONTH OF COMPLETION, CANADA, 1946—OCTOBER, 1948.

Data for 1946 and 1947 obtained from *Annual Report*, 1947, C.M.H.C., p. 18. Data for 1948 obtained from monthly issues of *Housing Bulletin*, D.B.S.

TABLE 45.—BANKRUPTCIES IN THE CONSTRUCTION INDUSTRY, BUILDING MATERIAL INDUSTRIES, AND IN ALL INDUSTRIES, CANADA, 1945—SEPTEMBER, 1948.

Tabulation based on data obtained by courtesy the Superintendent of Bankruptcy, Department of Justice. The data on bankruptcies in all industries do not correspond exactly with the series published in the D.B.S. quarterly *Commercial Failures*, chiefly because the latter publication includes closures under the Winding Up Act, whereas the series in Table 45 covers the Bankruptcy Act only. There is the additional factor that the D.B.S. series excludes certain assignments and receiving orders under the Bankruptcy Act where the debtor makes a composition of assets and continues in business, whereas all receiving orders and assignments are covered in Table 45.

The series on building material industries is designed to cover firms engaged in the production of: lumber, wallboard, bricks, flue linings, vitrified sewer pipe, structural tile, drain tile, cement, concrete brick, concrete building blocks, cement drain pipe and culvert tile, warm air furnaces, cast iron radiators, hot water storage tanks, hot water tank heaters, domestic heating boilers, asphalt shingles, asphalt rolls, tar and asphalt sheathings, tar and asphalt felts, cast-iron soil pipe, sanitary ware, wrought iron pipes, lead pipe water service, structural steel, steel pipe, wire nails and spikes, rock wool insulation, gypsum wallboard, gypsum lath, gypsum plaster, gypsum block and tile, electrical equipment, and wood-fibre insulating board.

The classification of bankruptcies in the construction industry, covers general and trade contractors and small builders classed as "wage earners in the construction trades".

TABLE 46.—INDEXES OF STOCK PRICES OF COMMON SHARES OF SIXTEEN BUILDING MATERIAL COMPANIES AND SEVENTY-SIX INDUSTRIAL COMPANIES, CANADA, 1945—OCTOBER, 1948.

Data for the period 1945-1946 obtained from *Prices and Price Indexes*, December, 1946, D.B.S.

Data for 1947 and 1948 obtained from monthly issues of *Prices and Price Indexes*, D.B.S.

(1) Building materials index based on 16 stocks during 1945-1948.

(2) All industrial index based on 74 stocks during 1945-1947 and 76 for the period January—October, 1948.

(3) Data converted from a 1935-1939 to a 1939 base.



# INDEX OF CONTENTS

NOTE — *Page numbers in light type refer to subject matter in the Factual Summary, while those in heavier type refer to Tabular Material.*

	PAGE
Amendments, rental regulations.....	17
Apprenticeship training, construction trades.....	16, <b>64</b>
Approved priorities, building materials.....	12, <b>40</b>
Armed service married quarters.....	11, <b>37</b>
Bankruptcies:	
all industries.....	17, 18, <b>12</b>
building material industries.....	17, 18, <b>72</b>
construction industry.....	17, 18, <b>72</b>
Benefit years established, construction trades.....	15, <b>63</b>
Births.....	9, <b>21</b>
Building costs:	
completion time.....	16, 17, <b>71</b>
labour.....	15-17, <b>69</b>
materials.....	16, 17, <b>68</b>
Building industry:	
common stock prices, building material companies.....	18, <b>73</b>
Building labour:	
apprenticeship training.....	16, <b>64</b>
earnings.....	15, <b>59, 60</b>
emigration.....	16, <b>66</b>
employment.....	15, <b>59, 60</b>
hourly wage rates, indexes.....	16, <b>69</b>
immigration.....	16, <b>65</b>
output per man-hour.....	16, 17
strikes.....	16, <b>67</b>
unfilled vacancies.....	15, <b>61</b>
unplaced applicants.....	15, <b>61</b>
vocational training.....	16, <b>64</b>
working week.....	15, <b>60</b>
Building materials:	
exports.....	14, <b>54</b>
imports.....	14, <b>53</b>
prices.....	16, 17, <b>68</b>
production.....	12-14, <b>45-49</b>
railway tons loaded.....	14, <b>55</b>
sales.....	14, <b>50-52</b>
stocks.....	14, <b>50-52</b>
Building material industries:	
bankruptcies.....	17, <b>72</b>
capital expenditures.....	15, <b>57</b>
employment.....	15, <b>56</b>
weekly earnings.....	15, <b>56</b>
Building permits issued, residential.....	25
Canadian Farm Loan Act, 1927.....	11, <b>38</b>
Common stock prices.....	17, <b>73</b>
Completions of housing units.....	9, 10, <b>23, 24</b>
Construction industry:	
bankruptcies.....	17, <b>72</b>

	PAGE
employment.....	15, 16, 58
unemployment.....	15, 16, 58
unemployment, trade unions.....	15, 62
Contracts awarded, residential.....	26
Cost of living.....	17, 70
Deaths.....	9, 21
Double depreciation on rental housing projects.....	12, 41
Earnings of labour, building industry.....	15, 59, 60
Earnings of labour, building material industry.....	15, 56
Emergency Shelter.....	11, 31
Employment:	
building industry.....	15, 59, 60
building material industries.....	15, 56
construction industry.....	15, 58
non agricultural industries.....	58
Exports of building materials.....	14, 54
Family formation.....	9
Farm housing:	
Canadian Farm Loan Act, 1927.....	11, 38
Farm Improvement Loans Act, 1944.....	12, 39
Veterans' Land Act, 1942.....	11, 35, 36
Farm Improvement Loans Act, 1944.....	12, 39
Gross loans, N.H.A., 1944.....	10, 27, 28
Home Extension Loan Guarantees, N.H.A., 1944.....	11, 30
Hourly wage rate indexes, construction workers.....	17, 69
House building activity.....	9, 10, 23, 24
Housing units:	
completions.....	9, 10, 23, 24
starts.....	9, 10, 23, 24
under construction.....	9, 10, 23, 24
Immigration:	
construction workers.....	9, 22
total.....	9, 22
Imports, selected building materials.....	14, 53
Indexes:	
all commodity prices.....	70
average hourly wage rates.....	17, 69
building material prices.....	17, 68
common stock prices.....	18, 73
composite, building material prices and labour.....	16, 70
cost of living.....	17, 70
employment, non agricultural industries.....	15, 59, 60
employment, building industry.....	15, 59, 60
employment, non agricultural industries.....	58
rent.....	17, 70
Labour market.....	15
Loadings, building materials on railway cars.....	15, 55
Marriages.....	9, 21
Mortgage loans.....	12, 42-44



	PAGE
National Housing Act, 1944:	
gross loans.....	10, 27, 28
home extension loan guarantees.....	11, 30
integrated housing.....	28
loans for home-ownership.....	28
loans for rental purposes.....	11, 12, 28
Population trends.....	9, 21, 22
Priority assistance, building materials.....	12, 40
Production, building materials.....	12-14, 45-49
Publicly-assisted house-building.....	9-12, 27-41
Real estate lending.....	12, 42-44
Rental housing:	
Armed service married quarters.....	11, 37
C.M.H.C.....	11, 32
double depreciation projects.....	12, 41
lending institutions.....	12, 42-44
National Housing Act, 1944.....	28
Veterans housing projects.....	11, 32-34
Rent index.....	17, 70
Rental regulations, amendments.....	17
Sales, building materials.....	14, 50-52
Starts of housing units.....	9, 23, 24
Stocks, building materials.....	14, 50-52
Strikes in the building industry.....	16, 67
Trade unions, unemployment.....	15, 62
Unemployment, construction industry.....	15, 58
Unfilled vacancies, construction industry.....	15, 61
Unplaced applicants, construction industry.....	15, 61
Veterans' Land Act, 1942.....	11, 35, 36
Veterans' housing projects.....	11, 32-34
Vocational training, construction trades.....	16, 64
Weekly payrolls:	
building industry.....	15, 59
building material industries.....	15, 56
Wholesale price index:	
all commodities.....	70
building materials.....	16, 17, 68















